



MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Suzanne Sherman, City Manager

THRU: Lisa Frazier, Growth Management Director

DATE: April 18, 2024

RE: Ordinance 2024-19, amending the City's Comprehensive Plan Future Land Use Map to change the designated use of property located south of and adjacent to Malabar Road, in the vicinity of the southwest corner of Malabar Road and Allison Drive, from Commercial Use (COM) to Neighborhood Center Use (NC) (32.8 acres) (Case CP23-00016, Vacation Finance, LLC), only one reading required.

SUMMARY:

Vacation Finance, LLC, William Rocker (Angel Pinero, P.E., Dynamic Engineering Consultants, P.C., Rep.) has submitted for a Small-Scale Comprehensive Plan Future Land Use Map Amendment to change 32.8 acres of land from COM, Commercial to NC, Neighborhood Center. The undeveloped land is located south of and adjacent to Malabar Road NW, in the vicinity of the southwest intersection of Malabar Road NW and Allison Drive SW.

The proposed land use change will allow for development of a proposed 424-unit multifamily complex situated on a 20.25-acre parcel and create 3 commercial parcels totaling 11.21 acres. The maximum density permitted in Neighborhood Center is 25 dwelling units per acre. The proposed density is 21. The maximum intensity (FAR, Floor to Area Ratio) permitted by the future commercial development in this classification is 0.5.

There are less than 100 acres of commercial land adjacent to this section of Malabar Road NW, all of which is entirely undeveloped. This proposed land use change would remove another 20.25 acres of commercial lands. The commercial parcels being proposed are not planned for immediate development and no end uses have been identified. The City Engineer states that there is a pre-existing deficiency in the level of service provided along Malabar Road NW. This section of Malabar Road is under the jurisdiction of the County and state statute requires that the developer be made to pay their proportionate fair share of the new trips added. The proposed 424 units may further decrease the level of service along this two-lane road.

REQUESTING DEPARTMENTS:

Growth Management

STAFF RECOMMENDATION:

Denial

Planning & Zoning Board Recommendation:

Planning and Zoning Board minutes are not fully transcribed at this time; the following is an excerpt:

Motion by Mr. Boerema, **Seconded** by Mr. McLeod to submit Case CP23-00016 to the City Council for denial.

Result: Carried 6 to 0

Aye: Olszewski, Boerema, Jaffe, Jordan, McLeod, Warner

Nay: None

Abstain: None

ATTACHMENTS:

1. CP23-00016 Staff Report
2. CP23-00016 Site Sketch
3. CP23-00016 Factors of Analysis
4. CP23-00016 School Concurrency
5. CP23-00016 Citizen Participation Plan
6. CP23-00016 Narrative
7. CP23-00016 Application
8. CP23-00016 Letter of Authorization
9. CP23-00016 Legal Acknowledgement
10. CP23-00016 Legal Ad
11. CP23-00016 Applicant Presentation
12. CP23-00016 Correspondence
13. Ordinance