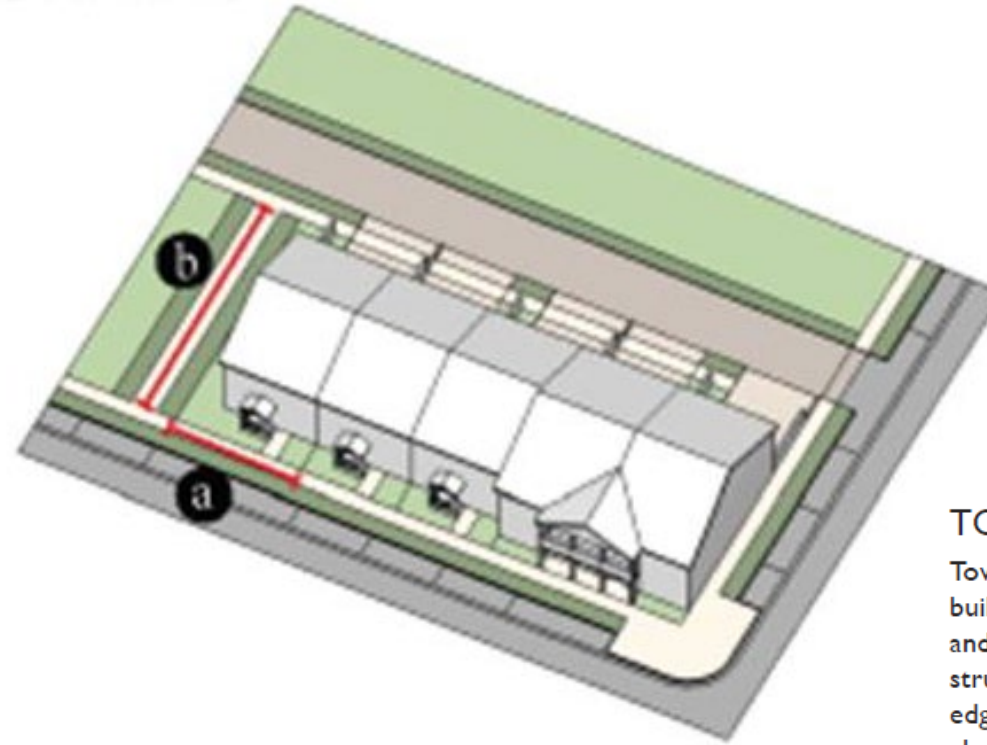


Staff-Initiated Text Amendment
Transit Oriented 155.3501.O.2.e –
*Allow Townhouses with Access from Internal
Circulation*

Context

Townhomes in Transit-Oriented Zoning Districts (Existing)



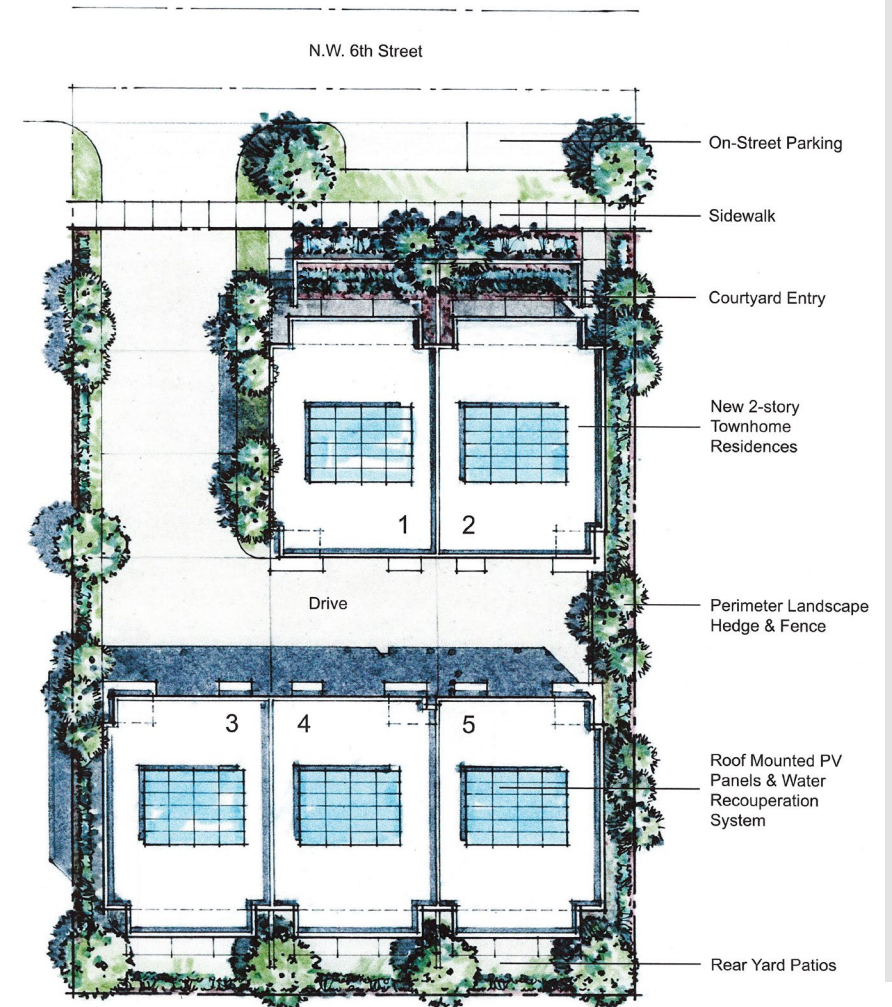
TOWNHOUSE STANDARDS:

Townhouses are an appropriate transitional building type between non-residential/mixed-use and single family residential uses. The primary structure shall always be located along the street edge while the parking area is always located along the rear of the lot. This ensures better compatibility with the existing single family residential uses by having the building mass away from the single family residential.

Context

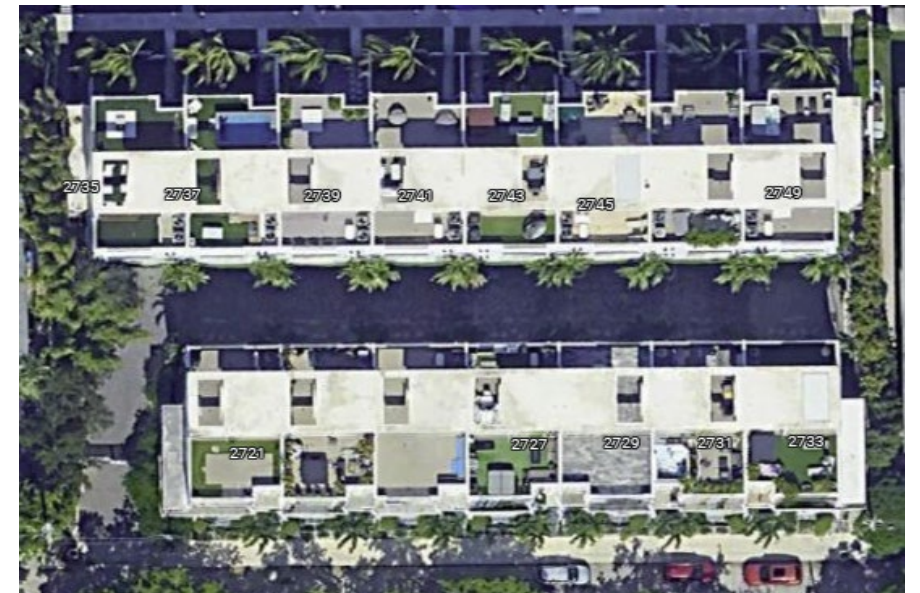


Townhomes in Transit-Oriented Zoning Districts (Proposals)



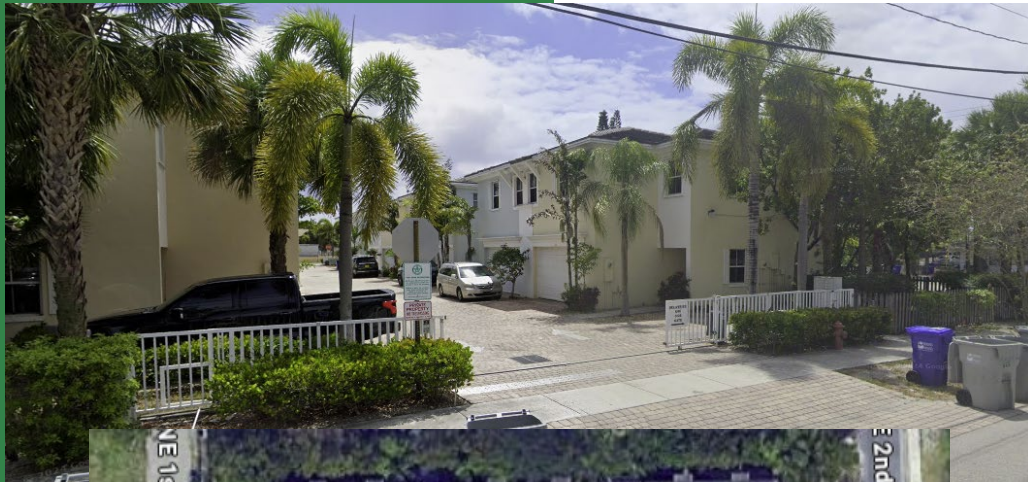
Context

Existing Conditions (East Overlay District)



Context

Existing Conditions (Downtown Overlay District)



Proposed Text Amendment

O. TO District Design Standards

The following standards shall apply to development in TO districts in addition to any applicable standards in Part 6 (Design Standards) of Article 5 (Development Standards):

...

2. Building Configuration and Design

...

e. The primary entrance of a building shall provide access to a public right-of-way, greenway or an open space. Townhouse development units that abut a public right-of-way, greenway or an open space must provide direct access for those units; however, internal units may be configured to obtain access from internal site circulation. Townhouse development shall be designed in a way that as many units as possible front onto public or publicly accessible spaces.

Text Amendment Review Standards

The advisability of amending the text of this Code is a matter committed to the legislative discretion of the City Commission and is not controlled by any one factor. In determining whether to adopt or deny the proposed amendment, the City Commission shall weigh the relevance of and consider whether and the extent to which the proposed amendment:

1. Is consistent with the comprehensive plan;
2. Does not conflict with any provision of this Code or the Code of Ordinances ;
3. Is required by changed conditions;
4. Addresses a demonstrated community need;
5. Is consistent with the purpose and intent of the zoning districts in this Code, or would improve compatibility among uses and would ensure efficient development within the city;
6. Would result in a logical and orderly development pattern; and
7. Would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Department Recommendation

Given the information provided to the Board, as the finder of fact, the Development Services Department provides the following alternative motion options, which may be revised or modified at the Board's discretion.

Alternative Motion I

Recommend approval of the text amendment to the City Commission for their consideration.

Alternative Motion II

Table this application for additional information as requested by the Board.