

3601 Crossroads Parkway
Zoning Text Amendment
June 5, 2017

NARRATIVE

On behalf of the property owner, Fort Pierce Business Center LLC, please accept this request for a Zoning Text Amendment for the allowed uses within the Commercial Parkway Zone (CP-1). The request is to allow Wholesale Trade as a permitted use in the Commercial Parkway zoning district. Wholesale Trade is not currently permitted in the CP-1 district.

The amendment is subject to the following standards of approval:

Sec. 22-131. - Basic amendment standards.

Before an amendment is approved, findings will be made that the following standards are satisfied:

- (1) The amendment is consistent with the comprehensive plan;*
- (2) The amendment will not have an adverse effect on the ability of the city to:*
 - a. Satisfy land and water use needs; and*
 - b. Meet transportation demands and provide community facilities and services; and*
- (3) The amendment will promote and protect the public health, safety and general welfare.*

The proposed text amendment is consistent with the comprehensive plan. The future land use element defines the General Commercial designation as follows:

General Commercial (GC): The General Commercial designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20% of the total floor area of the General Commercial future land use designation.

The proposed amendment to allow wholesale trade is consistent with the existing Future Land Use designation. Wholesale trade is a light industrial commercial use and is consistent with the

other permissible uses in the Commercial Parkway district. The Code defines wholesale trade as follows (Sec. 22-3.):

Wholesale trade establishments: Businesses which generally have substantial quantities of merchandise on the premises and which are primarily engaged in selling merchandise to other wholesalers, retailers, manufacturers, other businesses, governments or institutions.

This use is not intended to serve the public on an individual basis but rather to sell goods to other businesses and institutions.

The proposed amendment will not have an adverse effect on the ability of the city to satisfy land and water use needs, meet transportation demands, and provide community facilities and services. Wholesale trade is a similar use to other permissible uses in the district and will place similar demands on public facilities. Traffic generated by this use is comparable to other permissible uses in the district such as Light Industrial Service and Warehouse and Freight.

The proposed amendment will not inhibit the public health, safety, or welfare. Wholesale trade does not present any significant drain on emergency services. Wholesalers sell merchandise to other businesses or institutions; they do not typically sell to the public. The trips generated by wholesale trade is less than other commercial uses, so a reduction of traffic congestion in the area is conceivable.

Please contact this office with any questions you may have in your review of this information.