



Viva at Treasure Coast West Jenkins Rd.

PLANNING & ZONING BOARD MEETING

NOVEMBER 14, 2022

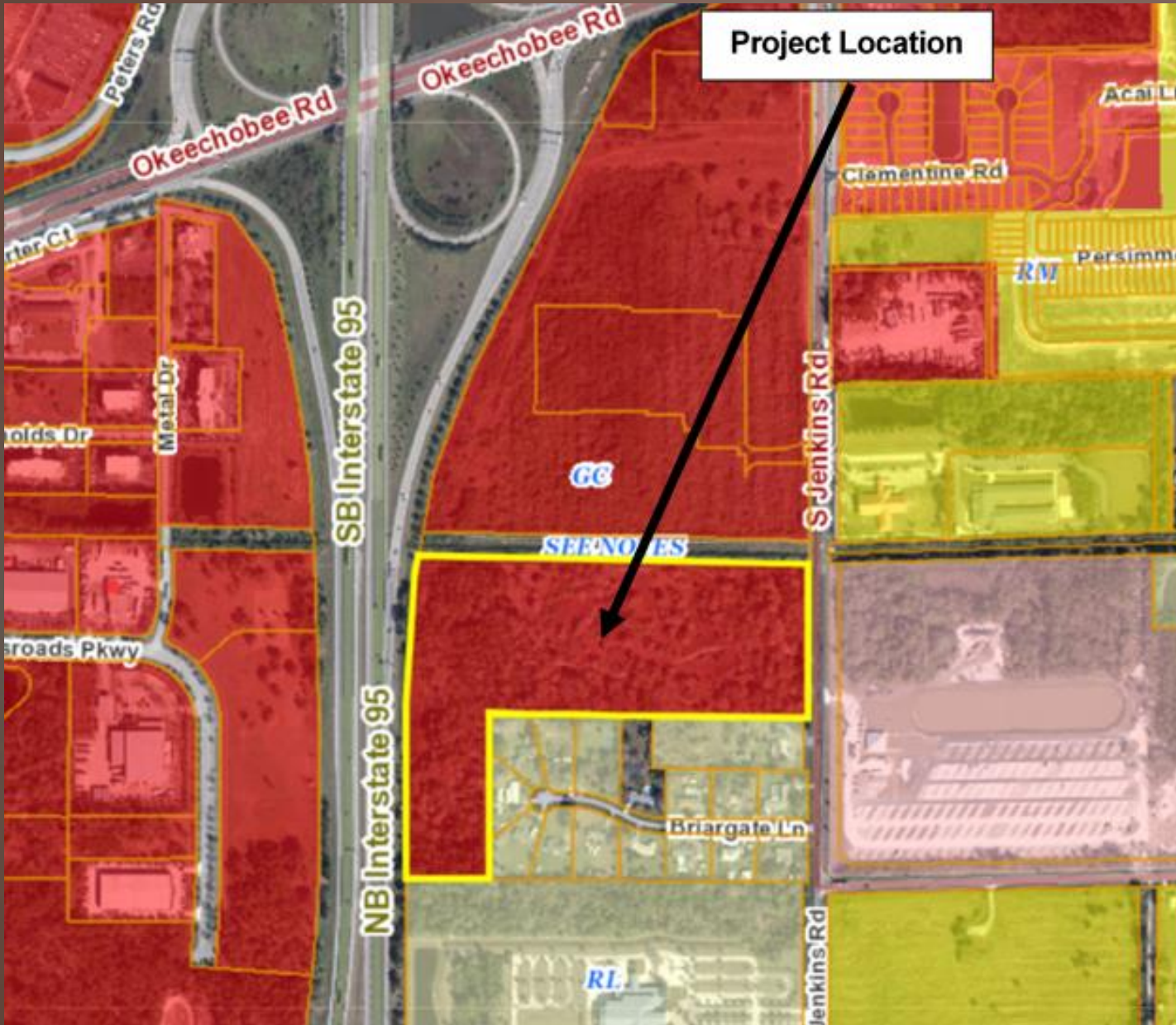
Project Location



Requests

- ▶ To amend the future land use designation from General Commercial to Medium Density Residential.
- ▶ To amend the zoning map designation from C-3 (General Commercial) to R-4 (Medium Density Residential).

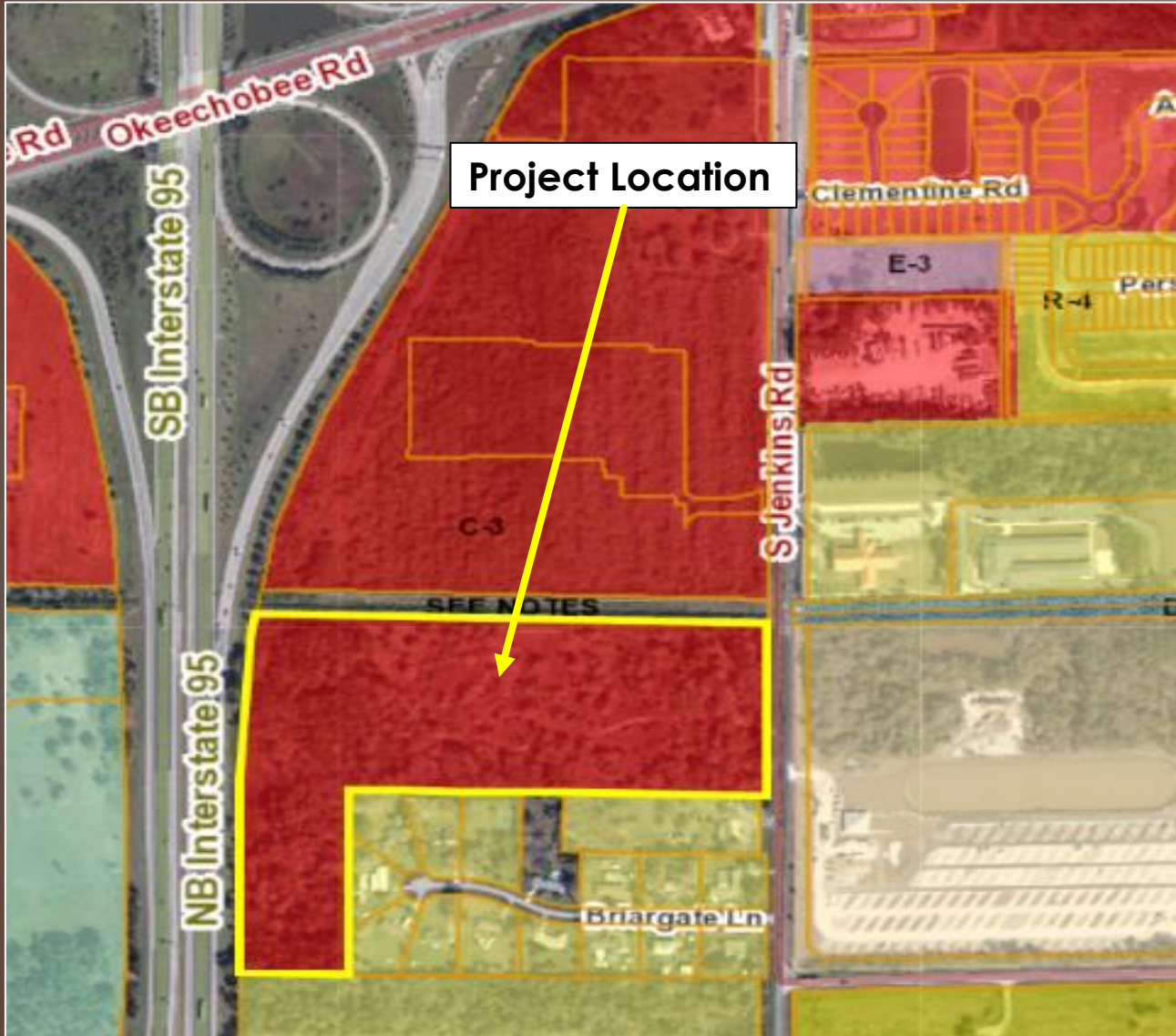
Future Land Use Map & Compatibility



Surrounding Land Uses:

- North: GC (General Commercial)
- South: RL (Residential Low Density)
- East: BC (Boundary Commercial)
- West: I-95

Zoning Map & Compatibility



Surrounding Zoning:
North: C-3 (General Commercial)
South: R-2 (Single-family Intermediate Density)
East: PD (Planned Development)
West: I-95

Conceptual Site Plan







2482



- ▶ Amendment to change the future land use designation from General Commercial to Medium Density Residential results in a reduction of vehicle trips.
 - ▶ Reduction of 28,227 Daily Trips
 - ▶ Reduction of 562 AM Peak Hour Trips
 - ▶ Reduction of 2,596 PM Peak Hour Trips

Future Land Use Map Amendment Criteria

- ▶ Per the City's Future Land Use Map Amendment Application, Applicants must demonstrate compliance with the following criteria:
 - ▶ Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern.
 - ▶ Statements on how the amendment(s) are consistent with Comprehensive Plan.
 - ▶ Statements on how the future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation.

Zoning Atlas Amendment Criteria

- ▶ Per Section 125-136 of the City Code, before an amendment is approved, findings will be made that the following standards are satisfied:
 - ▶ The amendment is consistent with the comprehensive plan;
 - ▶ The 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.
 - ▶ The amendment will promote and protect the public health, safety and general welfare.

Questions?