

# Virtua Citrus Rezoning



City Council  
February 28, 2022



# Virtua Citrus Rezoning



## BACKGROUND

- Neighborhoods General Plan land use
- C-2 (General Commercial) zoning district
- Ordinance No. 98-610
- Property is undeveloped

# Virtua Citrus Rezoning

## REQUEST

- Rezoning from C-2 to C-2 with PAD Overlay
- PAD Overlay include several light industrial type uses:
  - Indoor storage of contractor materials and supplies
  - Manufacturing, assembly and processing of previously prepared materials
  - Mini-storage and RV storage
  - Minor vehicle repair, but not including engine and transmission rebuilds or body and paint work
  - Outdoor storage as an ancillary use that shall be fully screened from street views and Canada Village
- Prohibited uses:
  - Adult businesses
  - Outdoor uses and storage of material as a primary use
  - Parking lot or garage as primary use
  - All medical marijuana uses and cannabis sales
- Reduced building height (56' to 40')



# Virtua Citrus Rezoning



## EVALUATION CRITERIA

Applicable to all rezoning actions:

1. Consistency with the General Plan
2. Suitability of property's physical and natural features
3. Compatibility with surrounding uses
4. Proposed zoning's consistency with other land uses
5. Demand for uses permitted by rezoning
6. Demands for public services
7. Potential adverse fiscal impacts
8. General public concerns
9. Whether amendment promotes orderly growth and development
10. Other factors impacting the general health, safety and welfare of public

Evaluated by staff during review of rezoning

# Virtua Citrus Rezoning



## STAFF ANALYSIS

Complies with Evaluation Criteria:

- Proposed rezoning is consistent with the Neighborhoods land use
- Property's features suitable for proposed development
- Proposed uses are compatible with surrounding area (buffers, reduced height, limited uses)
- Public infrastructure to be installed/paid for by developer
- No public opposition to project
- No identified adverse fiscal impacts

# Virtua Citrus Rezoning



## PUBLIC PARTICIPATION

- Citizen Review Meeting August 31, 2021
  - Main issues were related to McDowell Road & power lines
- Rezoning requires review through public hearing process
- Recommendation from Commission & approval from Council
- Notice provided for public hearings:
  - Property posted
  - Legal advertisement
  - Mailing to surrounding property owners & stakeholders
- Website: Current Development Applications
- No public opposition to project

# Virtua Citrus Rezoning



## RECOMMENDATION

- Rezoning complies with evaluation criteria
- Staff and PZC recommend approval of rezoning
- 17 Stipulations noted in draft Ordinance No. 2022-152