Proposed Overlay Zone for the Pine Hills Neighborhood Improvement District (NID)

September 27, 2017
Presentation Overview

- Background
- Need for an Overlay Zone in Pine Hills
- Typical Uses Prohibited in Other Overlay Zones
- Proposed Timeline
- Discussion
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What is zoning?

– Divides an area into zones to determine how a piece of land is used

• Use (business)
• Placement
• Size of land and building
C-1 (Retail Commercial)

- Supermarket
- Pharmacy
- Gas station
- Bank
C-2 (General Commercial)
- Outdoor storage
- Auto sales and repair
- Window tinting
- Commercial kennel
C-3 (Wholesale Commercial)
- Warehouse and storage
- Truck parking
- Wholesale distribution
- Dry cleaning plant
- Heavy construction equipment (rental and storage)
What is an overlay zone?

- Special planning tool used to restrict certain new uses (businesses) from locating in an area
- A tool to redevelop an area
- 7 in Orange County

- 2004 Pine Hills Land Analysis and Strategic Plan
- 2010 Pine Hills Economic Development and Market Analysis
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16 pawn/gun shops and 7 liquor stores in Pine Hills*

- New liquor store at the entrance to Evans High School
- Pawn/gun shop requesting outdoor storage and to sell used cars

*32808 (July 2017)
Potential new businesses are turned off by certain uses

Preventative measure

An additional tool to revitalize Pine Hills

Urban design standards
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• Pine Hills NID Meeting- Tuesday, September 12, 2017
• Pine Hills Community Meeting- Wednesday, September 27, 2017
• *Pine Hills NID Meeting- Tuesday, November 7, 2017*
• Planning and Zoning Meeting (work session)
• BCC Meeting (work session)
• Planning and Zoning Meeting (public hearing)
• BCC Meeting (first reading)
• BCC Meeting (second reading)
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