

REZONING FROM THE R-2 DISTRICT TO THE TU DISTRICT

- a. The amendment promotes the public health, safety, comfort, convenience and general welfare and complies with the policies and official land use plan and other official plans of the City; and*

In conformance with the City's guiding documents, including the Master Plan and Downtown 2030 Plan, Petitioner seeks a rezoning from the R-2 District to the TU District. The requested amendment will promote the public health, safety, comfort, convenience, and general welfare in many ways. The amendment will provide for the development of underperforming land to be utilized for its highest and best use as an office building which will in turn support the

adjacent downtown area, enhance the City's property tax base, and generate additional tax revenue.

The amendment will also have a positive effect on the essential character of the neighborhood by eliminating vacant, underperforming structures and replacing them with a high-quality office building. In addition, the Petitioner has designed the site in a manner that takes the adjacent buildings and land uses into consideration and enhances the overall area. The net result will be increased aesthetics to the adjacent properties and an enhanced property tax base for the City. As intended by the Code, the proposed TU District will provide for a transitional use between the residential uses south of Aurora Avenue, the commercial uses to the east and west, and the Water Street District to the north.

b. The trend of development in the area of the Subject Property is consistent with the requested amendment; and

The proposed rezoning is consistent with the trend of development in the area, which includes the high intensity B-4 Downtown Core zoned Water Street District to the north (which includes a hotel, retail shops, restaurants, offices, and five hundred twenty (520) space municipal parking deck), the Charleston Row townhomes to the south, and the beautification of the Raymond James financial services office to the west. Further, redevelopment of the Walgreens site located a block east of the Subject Property is anticipated in the near future. The location of the Subject Property makes it ideal for redevelopment as an office building to support the surrounding area by bringing additional commerce to the downtown area and improving currently underutilized and underperforming land. Consistent with the City's planning objectives, redevelopment of the Subject Property within the City's TU District will allow for elimination of the vacant and obsolete structures occupying the Subject Property. The Subject Property's redevelopment with an office use will represent a significant investment in the City's downtown that will complement the area and enhance the area's appearance, property tax base, sales tax generation, and workforce. The proposed use of the Subject Property provides for a complementary transitional land use that takes into account the proximity of the commercial uses to the east and west, residential to the south, and the Water Street District to the north.

c. The requested zoning classification permits uses which are more suitable than the uses

permitted under the existing zoning classification; and

The proposed TU District zoning designation will allow for an upscale office building that will be complementary to the area and is designed to build upon the established character of the neighborhood. The existing antiquated structures are out of character for the area given the investment and trend of development in the area over the past decade. The current R-2 District zoning anticipates residential development, which designation is out of character for this location and inconsistent with the City's Master Plan and Downtown 2030 Plan. Instead, Petitioner is proposing a complementary office use that will support the surrounding uses and build upon the success of downtown redevelopment that is presently occurring.

d. The subject property has not been utilized under the existing zoning classification for a substantial period of time.

The Subject Property is presently occupied by two buildings and their associated parking structures. The two buildings have historically been utilized for a variety of purposes, including most recently a residence/group home and dental office. However, the structures located on the Subject Property are currently vacant and have been vacant for several years, contributing little to the City and surrounding area. Additionally, the existing buildings are antiquated and not viable as future office buildings without considerable expenditure.

e. The amendment, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.

The proposed rezoning will not alter the essential character of the neighborhood nor be a substantial detriment to adjacent property. In fact, the proposed rezoning and professional office is both consistent with the existing essential character of the neighborhood as well as the trend of development in the area, which includes the high intensity B-4 Downtown Core zoned Water Street District to the north (which includes a hotel, retail shops, restaurants, offices, and five hundred twenty (520) space municipal parking deck), the Charleston Row townhomes to the south, and the beautification of the Raymond James financial services office to the west. The location of the Subject Property makes it ideal for redevelopment as an office building to support the surrounding area by bringing additional commerce to the downtown area and improving currently underutilized and underperforming land. Consistent with the City's planning

objectives, redevelopment of the Subject Property within the City's TU District will allow for elimination of the vacant and obsolete structures occupying the Subject Property which are inconsistent with the essential character of the area. The Subject Property's redevelopment with an office use will represent a significant investment in the City's downtown that will complement the area and enhance the area's appearance, property tax base, sales tax generation, and workforce. The proposed use of the Subject Property provides for a complementary transitional land use that takes into account the proximity of the commercial uses to the east and west, residential to the south, and the Water Street District to the north. The amendment will also have a positive effect on the essential character of the neighborhood by eliminating vacant, underperforming structures and replacing them with a high-quality office building. In addition, the Petitioner has designed the site in a manner that takes the adjacent buildings and land uses into consideration and enhances the overall area. The net result will be increased aesthetics to the adjacent properties and an enhanced property tax base for the City. As intended by the Code, the proposed TU District will provide for a transitional use between the residential uses south of Aurora Avenue, the commercial uses to the east and west, and the Water Street District to the north.