



Royals Extension

Zoning Map Change

Case Summary

- Agent: Bryan Harris, PE Consulting Engineer
- Location: 2622 South Miami Boulevard and 2120 Brunson Road
- Jurisdiction: City
- Site Acreage: 7.627
- Tier: Suburban
- Rezoning Request: Industrial Light (IL), Commercial Neighborhood (CN) and Residential Suburban-20 (RS-20) to Industrial Light
- FLUM designation: Industrial/Recreation Open Space
- Proposal: All permitted uses in the Industrial Light District



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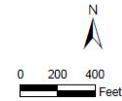


Aerial Map



Legend:

-  Case Area
-  Parcel Lines



Area Photos



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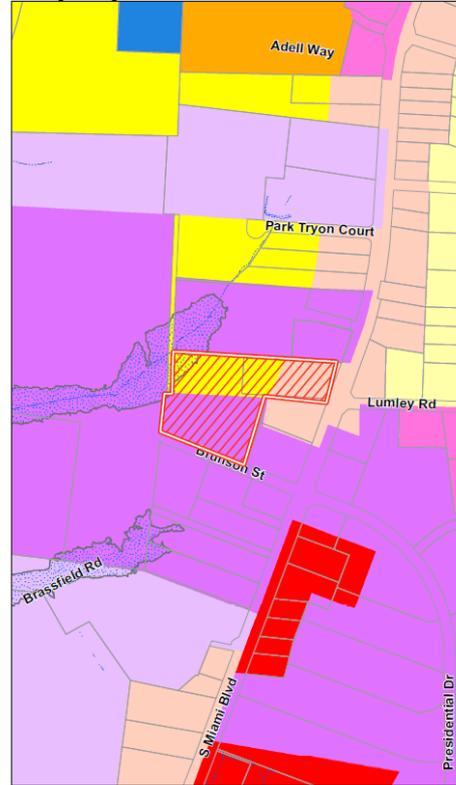
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Zoning Context

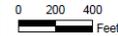
Existing Zoning:



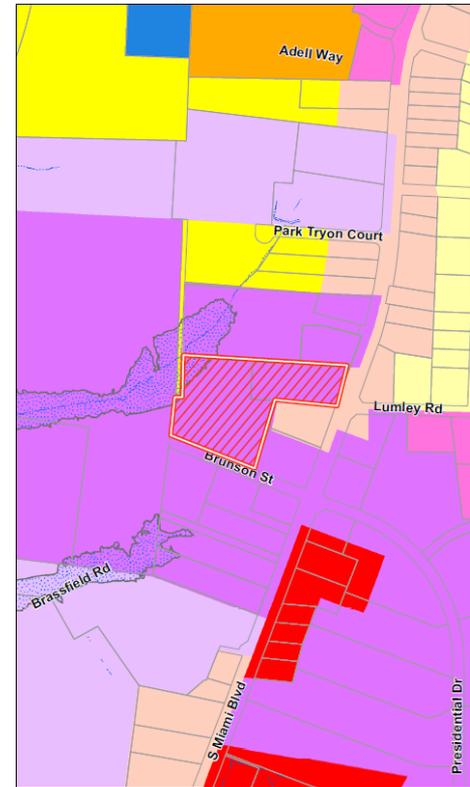
- Legend:**
- Case Area
 - Parcel Lines
 - Streams
 - Floodplain

Zoning Districts

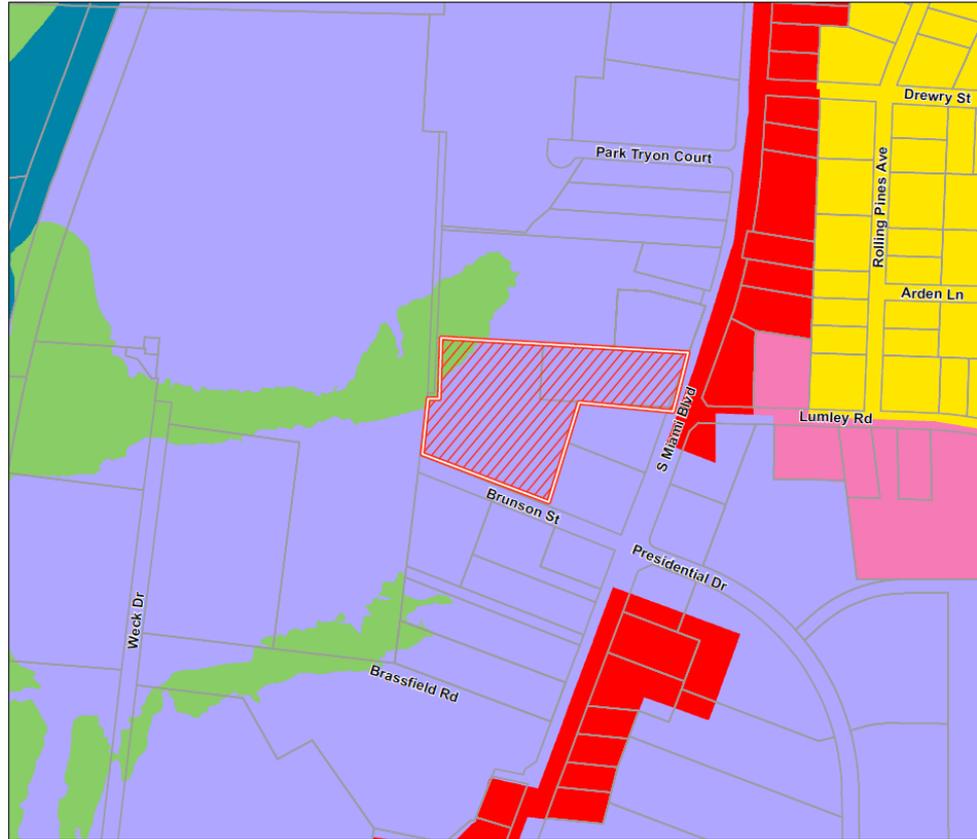
- RR
- RS-20
- RS-M
- CC
- CN
- OI
- IL
- IP



Proposed Zoning:



Future Land Use Map



IL Dimensional Standards

| Dimensional Standard | Min. | Max |
|-------------------------|--------|-----|
| Site Area (Square feet) | 25,000 | - |
| Lot Width (feet) | 100 | - |
| Street Yard (feet) | 40 | - |
| Side Yard (feet) | 30 | - |
| Rear Yard (feet) | 25 | - |
| Building Coverage (%) | - | 60 |
| Height (feet) | - | 50 |

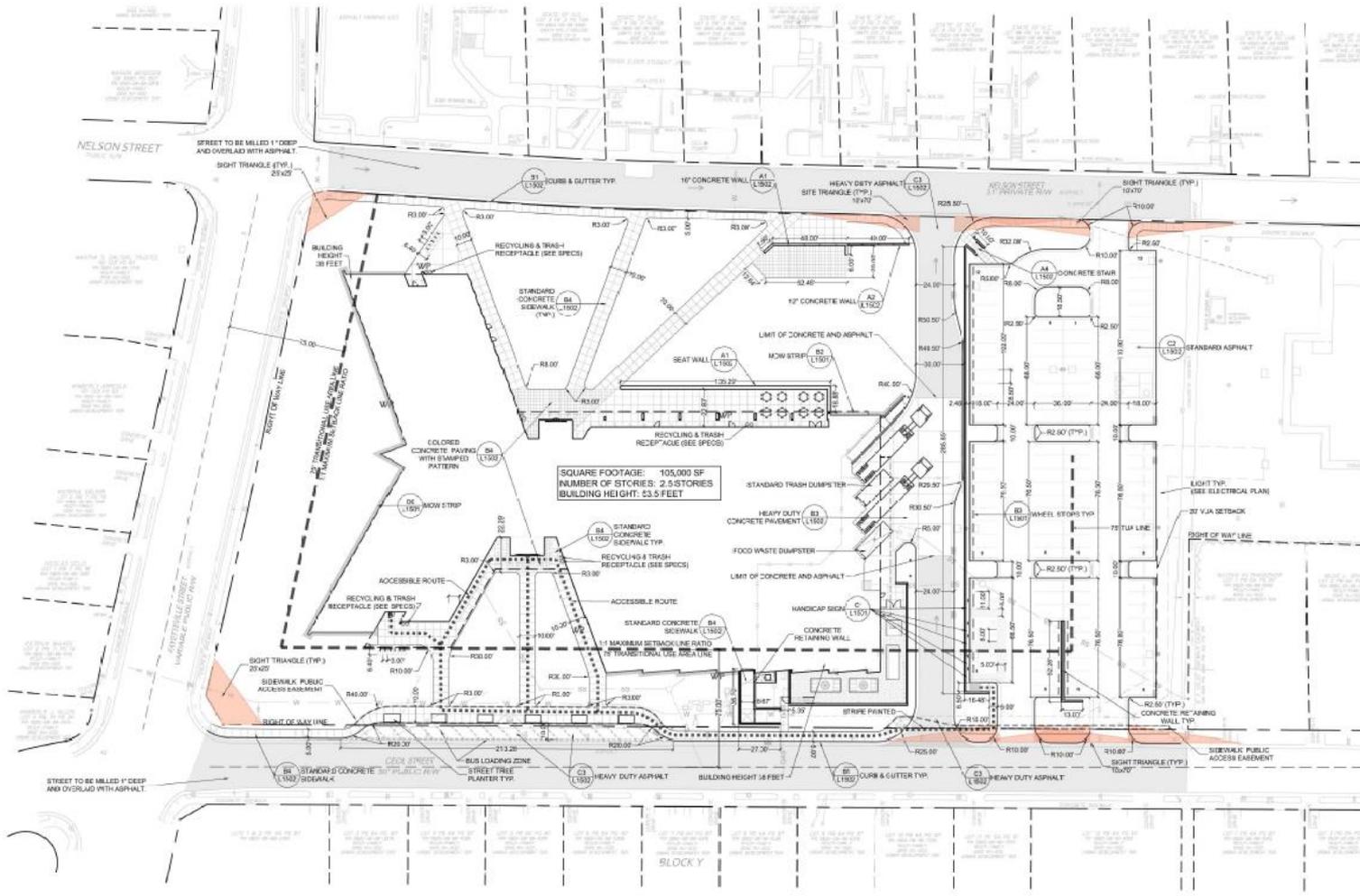


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SQUARE FOOTAGE: 105,000 SF
 NUMBER OF STORIES: 2.5-STORIES
 BUILDING HEIGHT: 53.5 FEET

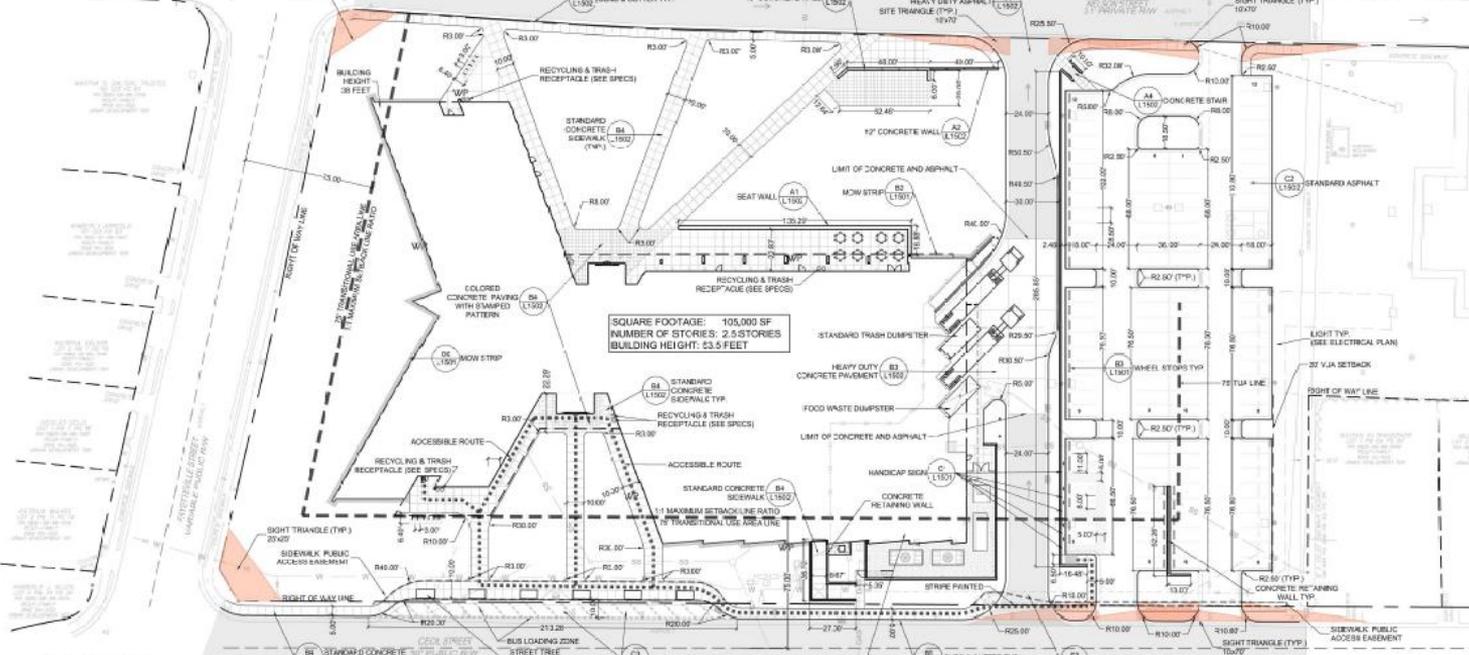
NELSON STREET

STREET TO BE MILLED 1" DEEP AND OVERLAD WITH ASPHALT
 SIGHT TRIANGLE (TYP.) 25'x25'

NELSON STREET PRIVATE NW

STREET TO BE MILLED 1" DEEP AND OVERLAD WITH ASPHALT

BLOCK Y



STREET TO BE MILLED 1" DEEP AND OVERLAD WITH ASPHALT

BLOCK Y

Comprehensive Plan Policies

| Policy | Consistent? |
|----------------------------------|-------------|
| FLUM: Medium Density Residential | No |
| 2.1.3g Institutional Defined | Yes |
| 2.5.2e Demand for Land Uses | Yes |
| 2.3.1a Contiguous Development | Yes |
| 2.3.2a Infrastructure Capacity | Yes |



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Staff Determination

Staff determines that this request is consistent with the *Comprehensive Plan* and applicable policies and ordinances.



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