

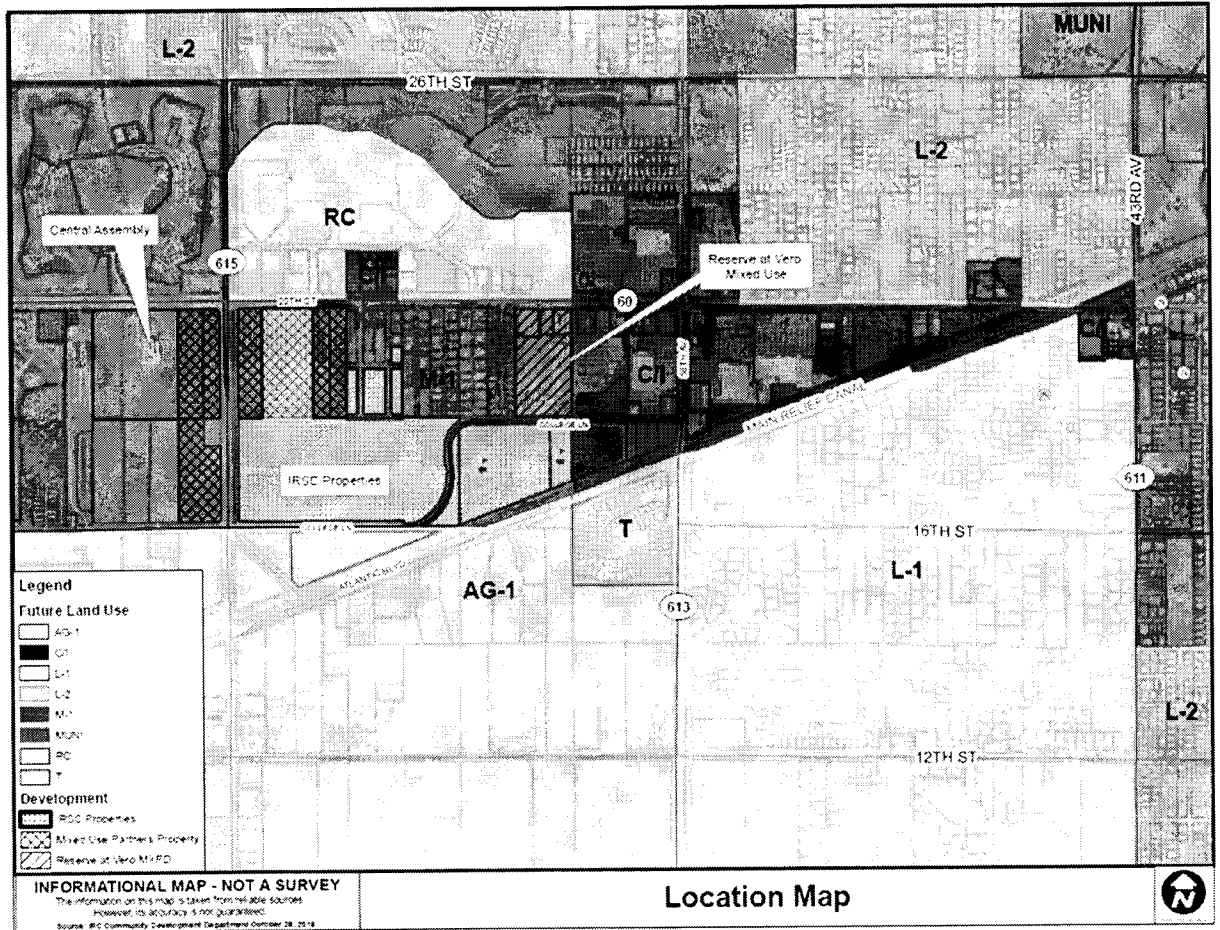
Authorization to Initiate Changes to Mixed Use Policy 5.6

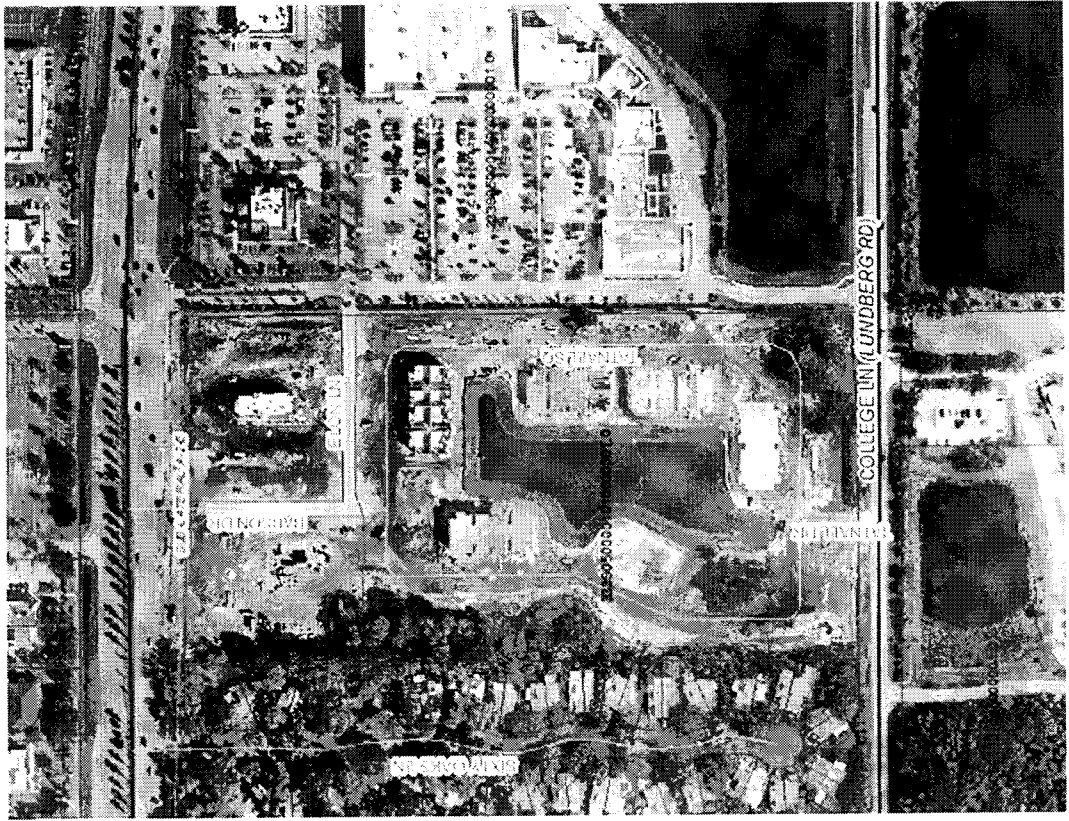
BOARD OF COUNTY COMMISSIONERS

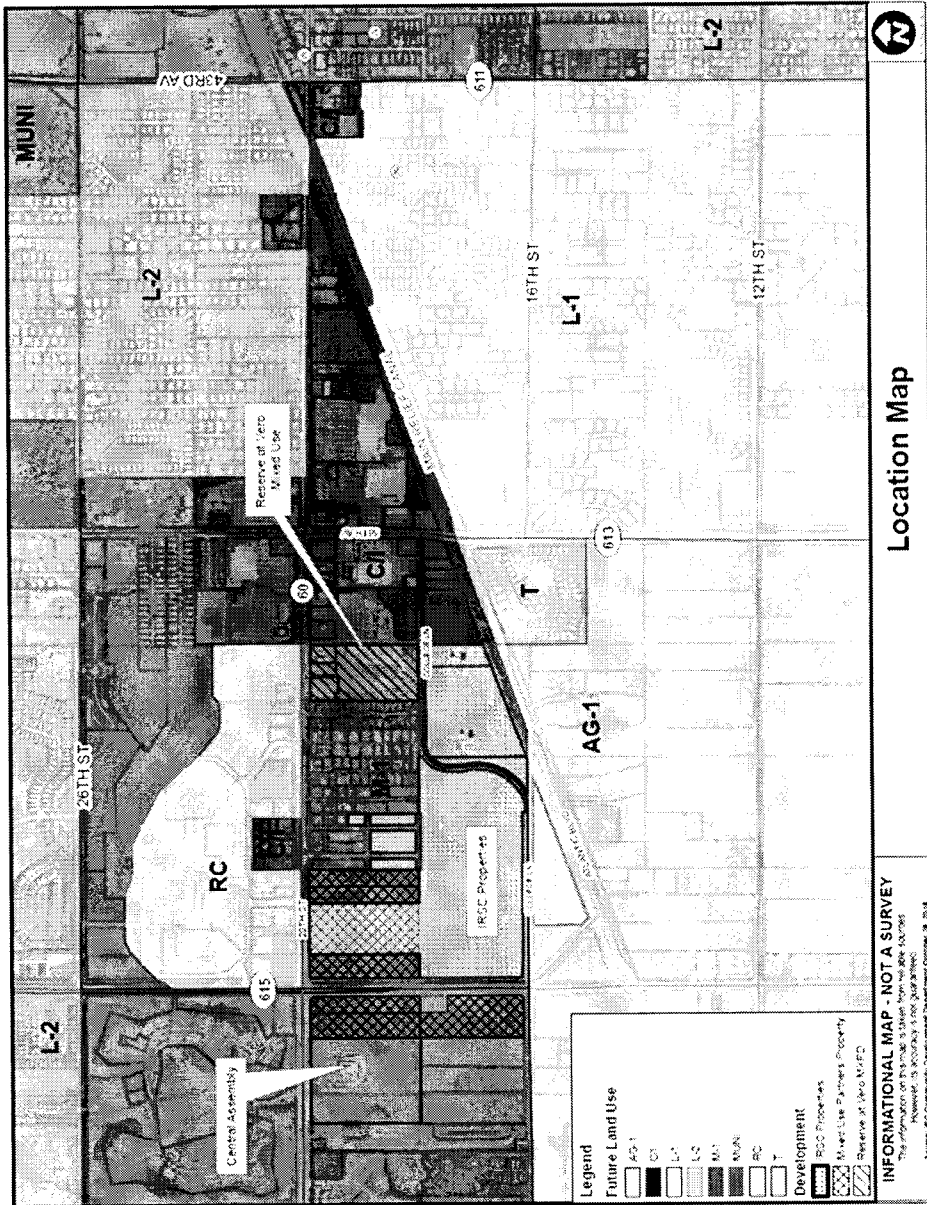
NOVEMBER 15, 2016

11.15.16
12.A.2.

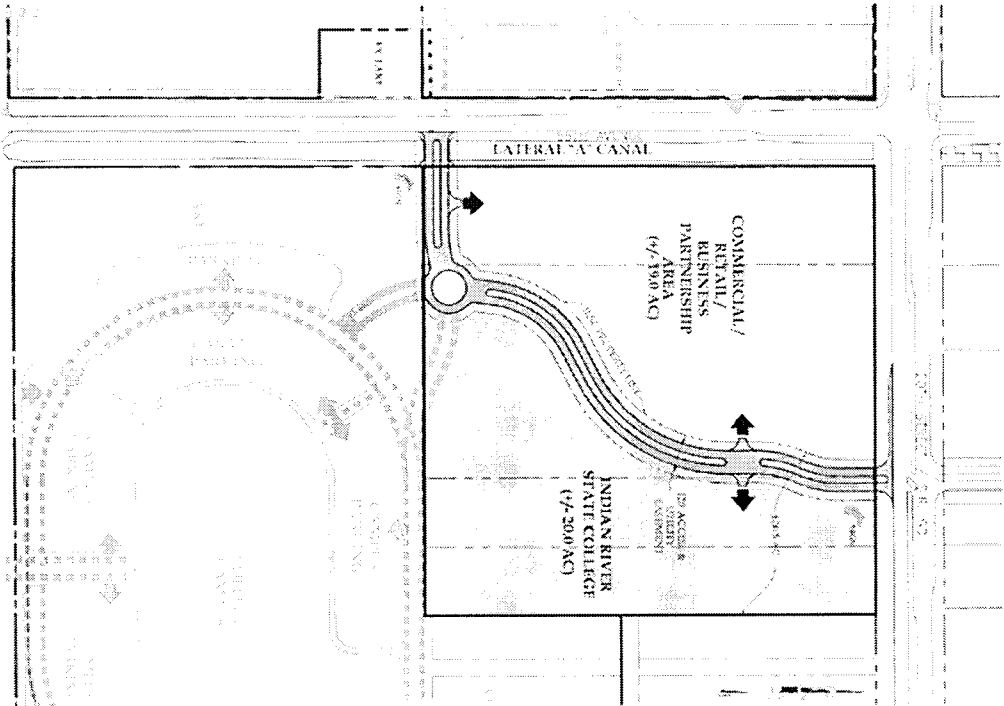
- ▶ Since 2013 a number of economic development initiatives pursued (I-95/SR60 industrial area, reducing commercial/industrial impact fees, Go-Line hours, economic positioning initiative)
- ▶ One initiative: evaluate commercial opportunities along SR60 near 66th Ave

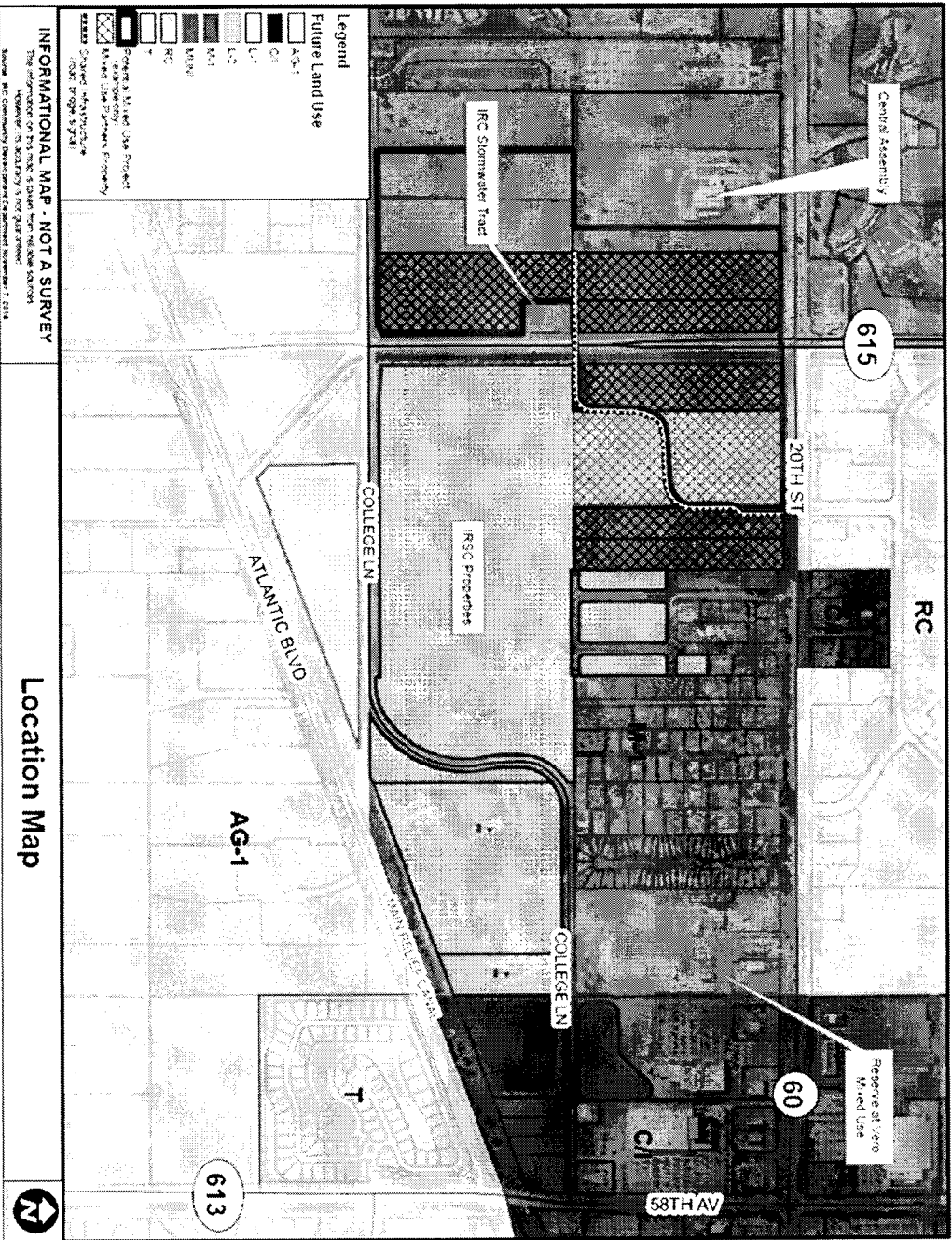






- ▶ Mixed Use PD approach: preferred development form, PD design control/guarantees
- ▶ IRSC unique mixed use opportunity
- ▶ Integrating IRSC future campus expansion and adjacent development infrastructure: unique opportunity for “master planning” the area





Existing Mixed Use Policy 5.6 changes needed to accommodate larger project area and incentivize/guarantee major shared infrastructure that will integrate commercial and residential development with IRSC campus

Changes for Preferred Location Projects

- ▶ Increase maximum mixed use PD project size from 40 acres to 80 acres
- ▶ Increase proportion of commercial to 50% of project area with 30 acre cap
- ▶ Increase flexibility for up-front commercial building area and residential units

- ▶ Require and guarantee infrastructure in coordination with IRC Public Works and IRSC:
 - SR60 access road
 - 66th Avenue access road
 - Lateral A canal bridge
 - 66th Avenue/"18th Street" traffic signal

- ▶ BCC needs to authorize initiating formal comprehensive plan text amendment review process
- ▶ October “place-holder” amendment
 - PZC January 2017
 - BCC Transmittal hearing February/March 2017
 - BCC Final (adoption) hearing April/May 2017

- ▶ Amendment will allow option of PD mixed use

Staff recommends that BCC direct staff to initiate an amendment to Mixed Use Policy 5.6 as described