

2600 LeJeune Office Building

Change of Land Use, Rezoning
and Site Plan Review

Request

- The applicant is making three requests required for the proposed 2600 LeJeune Office Building, as follows:
 1. **Change of land use** from “Commercial Use, Low-Rise Intensity” to “Commercial Use, High-Rise Intensity”.
 2. **Change of zoning** from “MFSA”, Multi family Special Area to “C”, Commercial.
 3. **Site plan review** of proposed 10 story / 117’ high commercial office project.

- The change of land use is required to allow construction of a proposed 10 story high-rise commercial building.
- The change of zoning is necessary to correct the existing inconsistent residential zoning to be in compliance with the property's commercial land use designation.

Recommendation

- The Planning and Zoning Board recommended denial of the change of land use and site plan.
- The Planning and Zoning Board recommended approval of the change of zoning to correct the existing inconsistent residential zoning to comply with the property's commercial land use designation.

Background

- The property is located adjacent to the Church of Christian Scientist complex, which has been identified as a candidate for historic designation.
- Property is located within MFSA District boundaries.
- Two story apartment buildings and a surface parking lot currently occupy the property.
- The existing residential zoning is inconsistent with the property's commercial land use designation.

Basis of denial

- There are inconsistencies and incompatibilities with specific Comprehensive Plan objectives and polices which prompts Staff **not to support** the requested change in land use and site plan, including the following concerns (see City Commission cover memo for detailed analysis):
 - Incompatible land use with existing residential properties (lacks transition between uses).
 - Establishes precedent (high-rise within MFSA District).

- Inconsistent with City Hall setting (existing low-rise scale and historical character).
- Required traffic improvements (intersection of Hernando Street and Biltmore Way).
- Insufficient streetscape improvements (north side of Valencia Avenue).
- Historic preservation (adjacent church building and complex).

Change of zoning

- The request for change of zoning **satisfies** Zoning Code standards for review:
 - Would correct existing inconsistent zoning designation.
 - Would provide for the redevelopment of an underdeveloped property.
 - Would promote and is consistent with some Comprehensive Plan objectives and policies.

Change of land use

- The request for change of land use **does not satisfy** Zoning Code standards for review:
 - Inconsistent with specific Comprehensive Plan objectives and policies.
 - Incompatible with adjacent residential properties.
 - Insufficient streetscape and traffic improvements provided.
 - Would impact adjoining church complex and historic City Hall setting.

- It is Staff's recommendation that the property be developed according to the existing "Commercial Use, Low-Rise Intensity" land use designation allowing for a **maximum 77'-0" building height**, which is compatible with the surrounding properties and uses.

Findings of fact

- Proposed project **is not** consistent with specific goals, objectives and policies of the City's Comprehensive Plan.
- Proposed project **does not** satisfy all Zoning Code standards for Comprehensive Plan Map amendments.
- Proposed height and massing of the project would have **an adverse effect** on adjacent residential properties and surrounding historic structures and their setting.

- Requested development bonuses **could not** be awarded if developed according to the property's current "MFSA" zoning designation.
- Required traffic improvements are identified that **have not** been addressed.
- The proposed change of zoning **would correct** an existing inconsistent zoning designation to be compatible with the property's current commercial land use designation.

Conditions of approval

- An alternative recommendation and conditions of approval are included in Staff's report if the Commission recommends approval of the development proposal.