

Seven Islands Concept Summary

The purpose of this concept summary is to examine which, if any, of the existing City land use and zoning designations would be appropriate for the proposed concepts based on the proposed uses and densities/intensities.

Concept A

Consultant – Existing Entitlements

<u>Development Breakdown</u>	<u>4.4 DU/acre</u>	<u>16 DU/acre</u>
MF/Condo/Apartment	161	588
SF/Bungalows	49	49
Total	210	637

This is the baseline concept, which assumes that the current future land use map classification (**Single Family/Multi-Family by PDP**) and zoning (**Residential Development, RD**) will be unchanged. The area in question is approximately 50.43 acres. The breakdown, provided by the consultants, seems to slightly underestimate the range of maximum residential development, which is calculated at 222 units (4.4 DU/acre) through 807 units (16 DU/acre).

This concept would provide no commercial development, and the RD zoning district permits a maximum height of 38 feet for multi-family uses by right. Development of multi-family requires a Planned Development Project (PDP).

The table below provides a sample of permitted and special exception uses in the RD zoning district.

Sample of Permitted Uses RD	Sample of Special Exception Uses RD
Administrative office	Assisted living facility
Commercial parking	Bed and breakfast establishment
Duplex dwelling	Childcare facility/preschool/ kindergarten
Entrance gates	Clubs country (40,000 square feet minimum lot area)
Essential services	Day care center, adult
Essential service facilities - Group II	Essential service facilities - Group I (except communication [wireless] towers)
Family day care home	Golf course
Multi-family dwelling	Hospice
Nature and wildlife preserves	Large family child care home
Parks - Group I	Model homes
Places of worship (three-acre minimum lot area)	Parks - Groups II and III
Single-family dwelling	Religious facility (three-acre minimum lot area)
Conjoined residential structures	Schools: nonprofit, private, public, or parochial - Groups I and II; and
	Social services - Groups III and IV

Concept B
Combination of the Two Charrette Concepts

Development Breakdown

Residential	490 units
Hotel/Resort	90 rooms
Commercial	65,000 ft ²
Amenities	Community Center, Park, Public Marina/Launch, Boat Slips Marina

This is the first concept that utilizes commercial development. As the concept indicates a mixture of commercial and residential uses, the Mixed Use (MX) future land use classification would be viewed as the most appropriate of those found in the City's land use classifications. The appearance of the marina use precludes usage of the CAC/MR combination; only two commercial zoning districts permit the marina use. As one of these districts require large building setbacks, which would be inimical to the mixed use, urban village ethos depicted in the concept, the Pedestrian Commercial (C-1) would be one of two zoning districts most appropriate for Concept B. While multi-family uses are permitted within the C-1 district, the permitted density is 4.4 DU/acre by right. Usage of the Multi-Family Residential (R-3) zoning designation could be seen as helpful, as it would provide residential densities (16 DU/acre) without the need of the Development Incentive Program (DIP) or Transfer of Development Rights (TDR) program, and permits single family residential development. Thus, **a mixture of both the C-1 and R-3 zoning districts** would be the most appropriate for this concept.

This concept could provide an amount of commercial development equal to the size of the project zoned as C-1, due to the maximum C-1 Floor-Area-Ratio of 1.0. No stated building height exists for the C-1 district, and would be restricted by the 1.0 FAR. Maximum building height in the R-3 district is 38 feet. It should be noted there number of stories was incorrectly identified as four stories in the original document provided by CPH. This is being revised to reflect what was presented at the charrette which was three stories.

For purposes of discussion, a 50/50 split of the area would equate to the following:

C-1: 25.215 (half of site) acres x 43,560 = 1,098,364.5 square feet x 1.0 FAR = 1,098.364.5 commercial ft²

R-3: 25.215 acres x 16 DU/acre = 403 dwelling units

The table on the following page provides a sample of permitted and special exception uses in the R-3 and C-1 zoning districts.

Sample of Permitted Uses R3	Sample of Special Exception Uses R3	Sample of Permitted Uses C1	Sample of Special Exception Uses C1
Administrative office Duplex dwellings Essential services Essential service facilities - Group II - distribution electric substation only Family day care home Multi-family dwellings Nature and wildlife preserves Parks - Group I Places of worship (one-acre minimum lot area) Single-family dwellings Conjoined residential structures.	Assisted living facility Bed and breakfast establishment Child care facility/preschool/ kindergarten Clubs country (40,000 square feet minimum lot area) Commercial parking Day care center, adult; Essential service facilities - Group I (except communication [wireless] towers) Golf courses Governmental uses - Group II Hospice; Model home sites Parks - Groups II and III Religious facility (minimum one acre); Schools: nonprofit, private, public, or parochial - Group I; and Social services - Groups III and IV.	Automotive parts store Banks and financial establishments - Groups I and II Bar or cocktail lounge Boat parts store Brewpub Business offices - Groups I and II Carry-out/delivery food service establishment Cleaning and maintenance services Clothing store, general Cultural facilities, private Department store Drug store Florist shop Flea market Food stores - Groups I and II Hotel/motel and resort Marina Medical office Motion picture theater Nightclub Parks - Groups I, II, III, and IV; Personal services - Groups I, II, III, and IV; Pet shop Pharmacy Repair shops - Groups I and II Restaurants - Groups I, II, III, and IV Restaurant, fast food Schools: non-profit, private, public, or parochial - Groups I and II Variety Store	Automotive repair and service - Group Business offices - Group III Landscaping services establishment Neighborhood storage facility Recreation, commercial - Group III Repair shops - Group III Self-service fuel pumps Swimming pool supply store (with liquid chemical tanks) Used merchandise stores - Group V.

Concept C
Post Charrette - Consultant

Development Breakdown

Residential	791 units (710 Multi-Family, 71 Single Family)
Hotel/Resort	120 rooms, 75,000 ft ² of meeting space
Commercial	58,000 ft ²
Amenities	Community Center, Park

The following analysis assumes usage of the TDR and DIP programs. If these programs are not utilized, then the analysis of Concept B applies.

As the concept indicates a mixture of commercial and residential uses, but the marina use is not suggested, the **Commercial Activity Center (CAC)** future land use classification could be viewed as the most appropriate land use. The zoning counterpart to the CAC is the **Marketplace Residential (MR)** zoning district. This assumes that the overall residential density identified in the concept of 15.69 DU/acre will be achieved through usage of the TDR and DIP programs, to raise the 4.4 DU/acre baseline residential density.

This concept could provide an amount of commercial development equal to the size of the project zoned as MR, due to the maximum MR Floor-Area-Ratio of 2.0. Maximum building height in the MR district is 65 feet.

A development of this size places some restrictions on the type of construction. As the property is over 20 acres in size, 20-80% of the development must be of a compound use nature, 20-80% must be of a free-standing commercial nature, and no more than 20% of the site can be developed with free-standing residential uses.

The following table provides a sample of permitted and special exception uses in the MR zoning district.

Sample of Permitted Uses MR	Sample of Special Exception Uses MR
Administrative offices	Essential service facilities - Group I
Assisted living facility	Government uses - Group II
Banks and financial establishments - Groups I and II	Model homes
Bed and breakfast establishment	Personal services - Group IV
Business office - Group I	Restaurant, fast food with drive-thru facilities (special exception required only if drive-thru facilities are developed)
Brewpub	
Child care facility/preschool/ kindergarten	
Clothing store general	
Conjoined residential structures	
Cultural facilities	
Department stores (no greater than 50,000 square feet)	
Duplex dwellings	
Essential service facilities - Group II - distribution electric substation only	
Essential services	
Family day care home	
Florist shop	
Food stores - Group	
Government uses - Group I	
Medical offices	
Motion picture theater	
Multi-family dwellings	
Parks - Groups I, II, and IV	
Pharmacies	
Private park	
Restaurants - Groups I, II, III, IV	
Restaurant, fast food (only without drive-thru facilities see special exception uses)	
Single family dwelling	
Social Services - Group I	

Concept D
Post Charrette - Consultant

Development Breakdown

Residential	995 units (924 Multi-Family, 71 Single Family)
Hotel/Resort	240 rooms, 25,000 ft ² meeting space
Commercial	45,000 ft ²
Amenities	Community Center, Park, Public Marina/Launch, Boat Slips Marina

As the concept indicates a mixture of commercial and residential uses, the Mixed Use (MX) future land use classification would be viewed as the most appropriate land use. As previously mentioned, the appearance of the marina use precludes usage of the CAC/MR combination; the Pedestrian Commercial (C-1) would be one of two zoning districts most appropriate for Concept D. While multi-family uses are permitted within the C-1 district, they are only at the density of 4.4 DU/acre by right; usage of the Multi-Family Residential (R-3) zoning designation could be seen as helpful, as it would provide residential densities (16 DU/acre) without the need of the Development Incentive Program or Transfer of Development Rights program, and permits single family residential development. As in Concept B, **a mixture of both the C-1 and R-3 zoning districts** would be the most appropriate for this concept.

This concept could provide an amount of commercial development equal to the size of the project zoned as C-1, due to the maximum C-1 Floor-Area-Ratio of 1.0. No stated building height exists for the C-1 district, and would be restricted by the 1.0 FAR. Maximum building height in the R-3 district is 38 feet. Usage of the TDR and DIP would be necessary to accomplish the number of units requested, to achieve 20 DU/acre.

The table on the following page provides a sample of permitted and special exception uses in the R-3 and C-1 zoning districts.

Sample of Permitted Uses R3	Sample of Special Exception Uses R3	Sample of Permitted Uses C1	Sample of Special Exception Uses C1
<p>Administrative office Duplex dwellings Essential services Essential service facilities - Group II - distribution electric substation only Family day care home Multi-family dwellings Nature and wildlife preserves Parks - Group I Places of worship (one-acre minimum lot area) Single-family dwellings Conjoined residential structures.</p>	<p>Assisted living facility Bed and breakfast establishment Child care facility/preschool/ kindergarten Clubs country (40,000 square feet minimum lot area) Commercial parking Day care center, adult; Essential service facilities - Group I (except communication [wireless] towers) Golf courses Governmental uses - Group II Hospice; Model home sites Parks - Groups II and III Religious facility (minimum one acre); Schools: nonprofit, private, public, or parochial - Group I; and Social services - Groups III and IV.</p>	<p>Automotive parts store Banks and financial establishments - Groups I and II Bar or cocktail lounge Boat parts store Brewpub Business offices - Groups I and II Carry-out/delivery food service establishment Cleaning and maintenance services Clothing store, general Cultural facilities, private Department store Drug store Florist shop Flea market Food stores - Groups I and II Hotel/motel and resort Marina Medical office Motion picture theater Nightclub Parks - Groups I, II, III, and IV; Personal services - Groups I, II, III, and IV; Pet shop Pharmacy Repair shops - Groups I and II Restaurants - Groups I, II, III, and IV Restaurant, fast food Schools: non-profit, private, public, or parochial - Groups I and II Variety Store</p>	<p>Automotive repair and service - Group Business offices - Group III Landscaping services establishment Neighborhood storage facility Recreation, commercial - Group III Repair shops - Group III Self-service fuel pumps Swimming pool supply store (with liquid chemical tanks) Used merchandise stores - Group V.</p>

Concept E
Post Charrette - Consultant

Development Breakdown

Residential	1,269 units
Hotel/Resort	320 rooms, 6 cottages, 35,000 ft ² meeting space
Commercial	70,000 ft ²
Amenities	Community Center, Park, Marine Museum, Recreational Center

On its face, the MX/C-1 and R-3 combination would be seen as appropriate. However, the proposed number of units equates to a density over 25 DU/acre, which **no FLU or zoning district** outside of the Community Redevelopment Area (CRA) permits. In order to reach the density required, a new FLU category would be necessary.