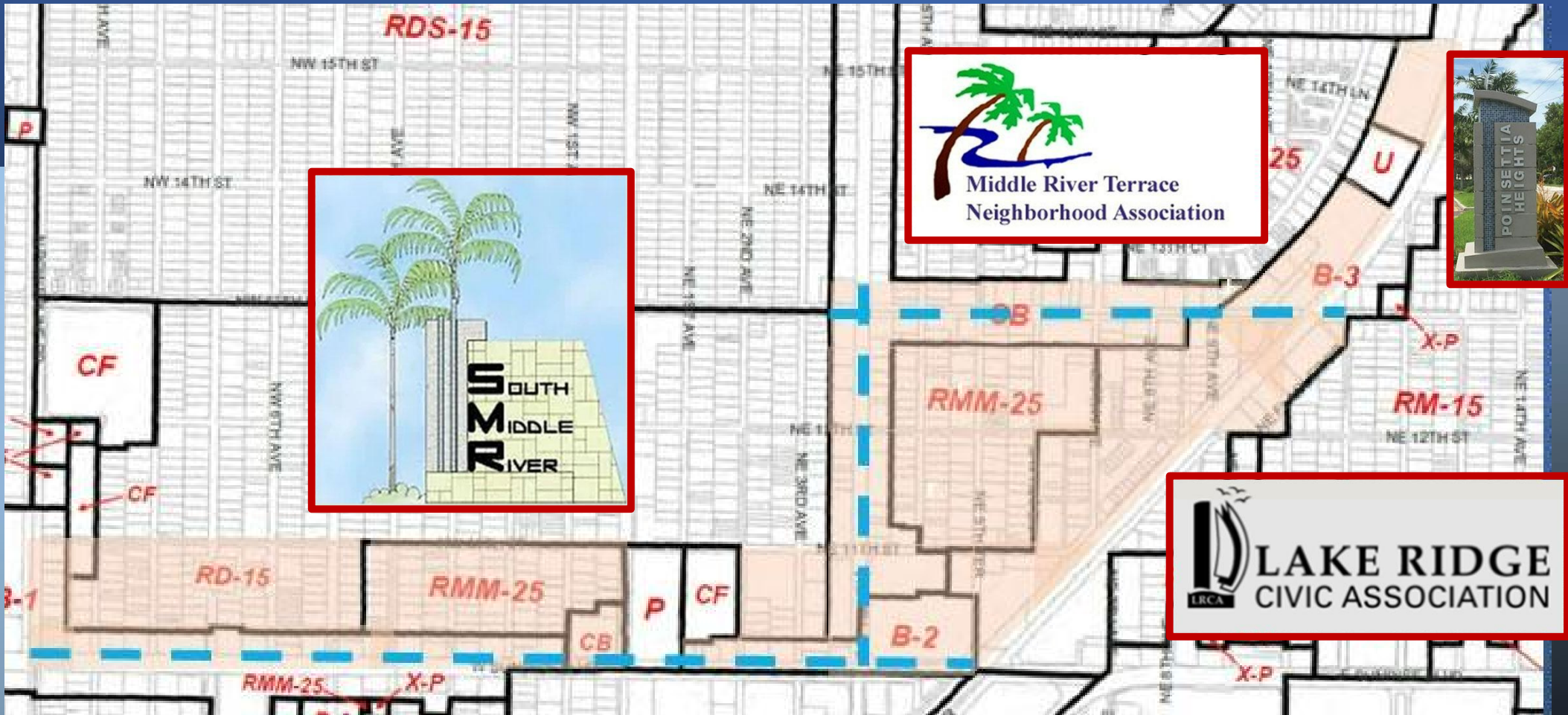


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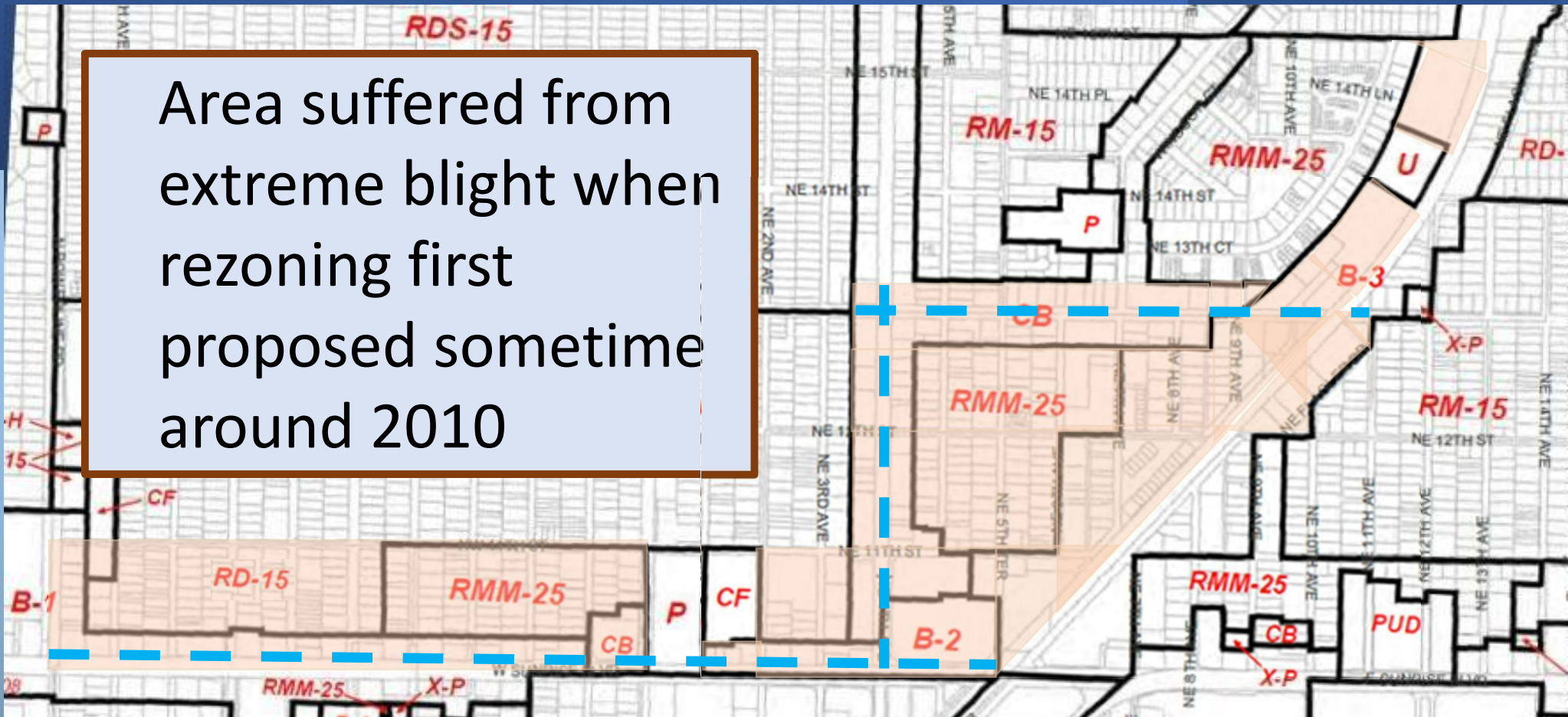
Neighborhood Consensus Rezoning Plan



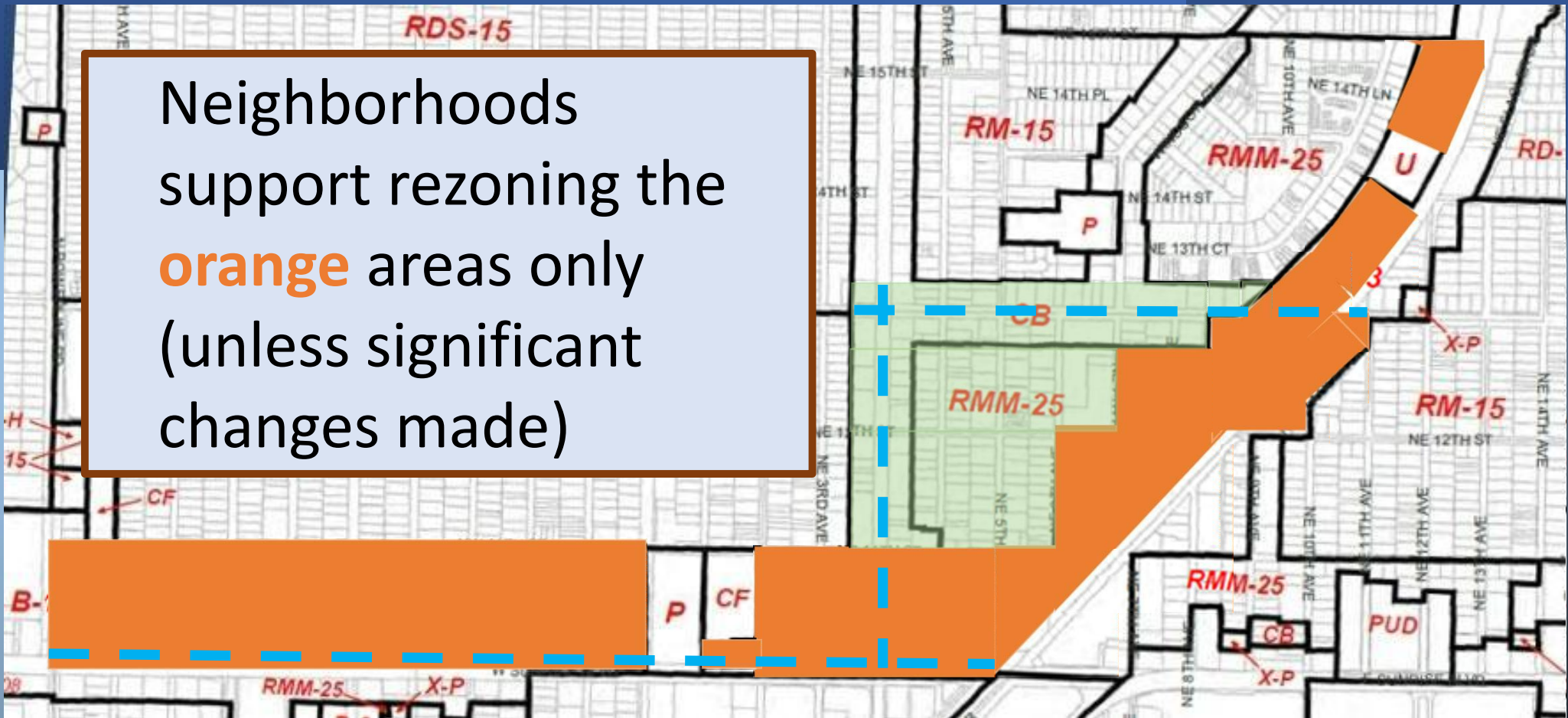
Troy Liggett
President
Middle River Terrace
Neighborhood Association



Area suffered from extreme blight when rezoning first proposed sometime around 2010



Neighborhoods support rezoning the **orange** areas only (unless significant changes made)

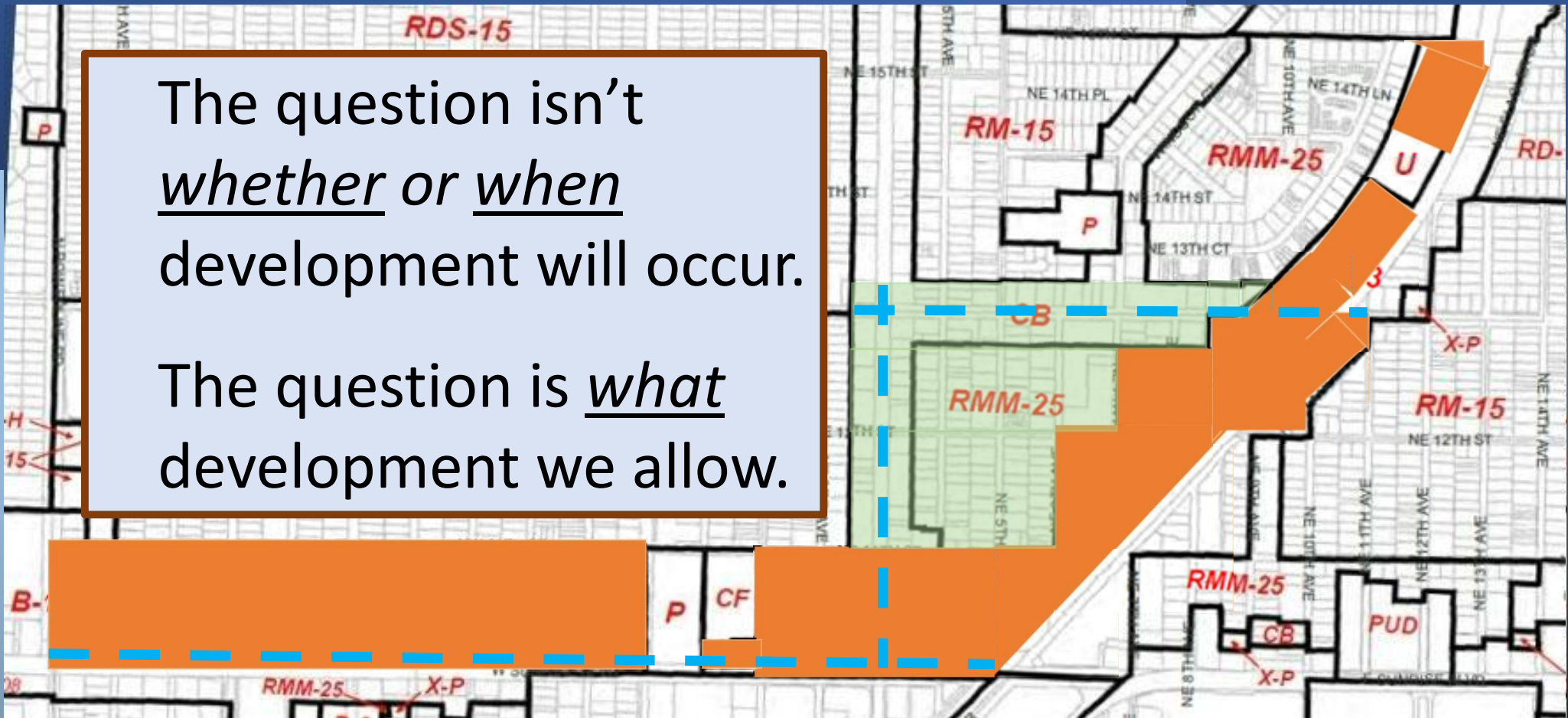


GOAL

Vibrant business corridors that compliment and support our neighborhoods



The question isn't whether or when development will occur. The question is what development we allow.



Necessary Changes for NE 13TH Street Corridor

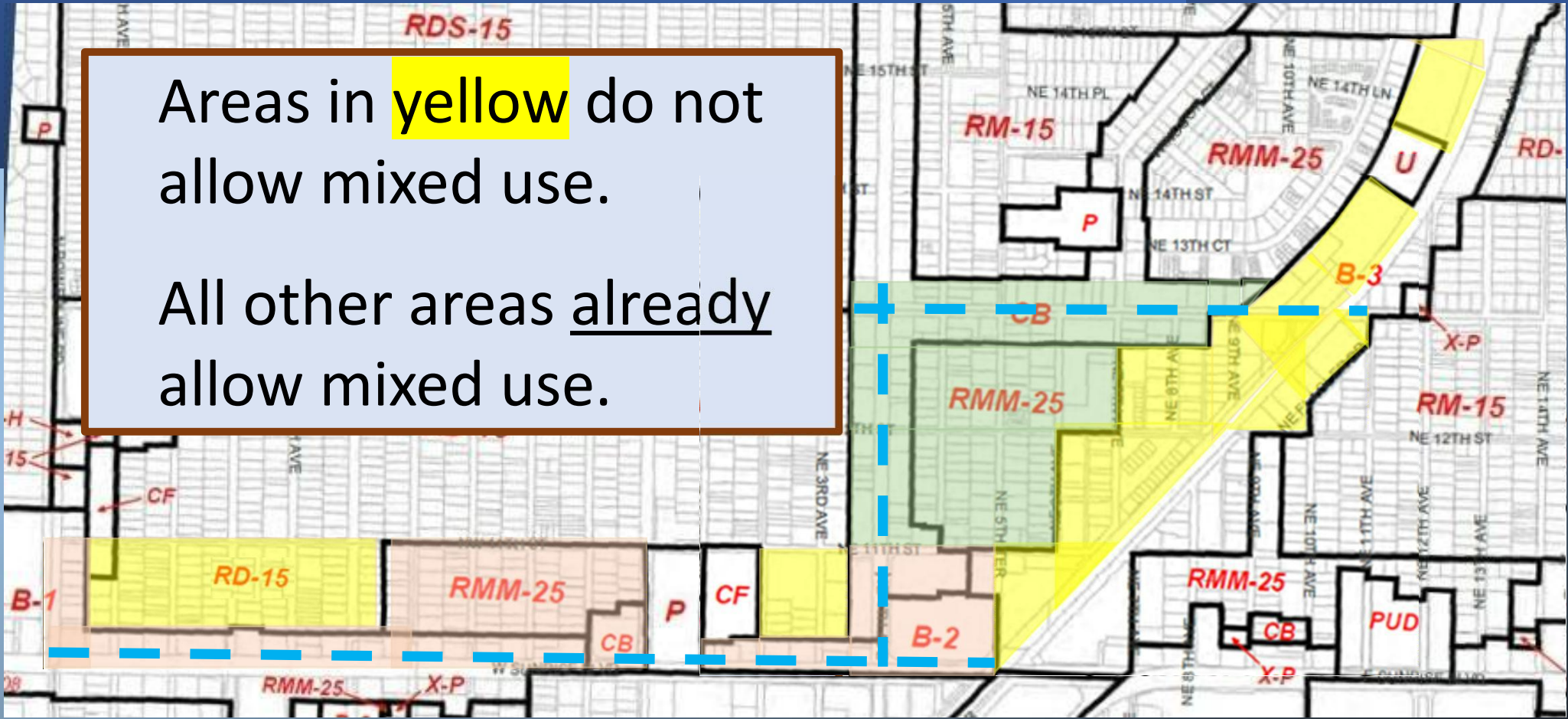
- ✓ *Significantly limit assemblage*
- ✓ *Height – 55' MAX*
- ✓ *Require setback/stepbacks around existing single-family and low-density multi-family homes*
- ✓ *NO automobile sales or service, warehousing, storage, or artisanal industry allowed*
- ✓ *Allow stand-alone uses on thoroughfares*
- ✓ *No stand-alone business uses on side streets*
- ✓ *Require ample parking*

7

Mixed Use is
Already Allowed
in Most Areas

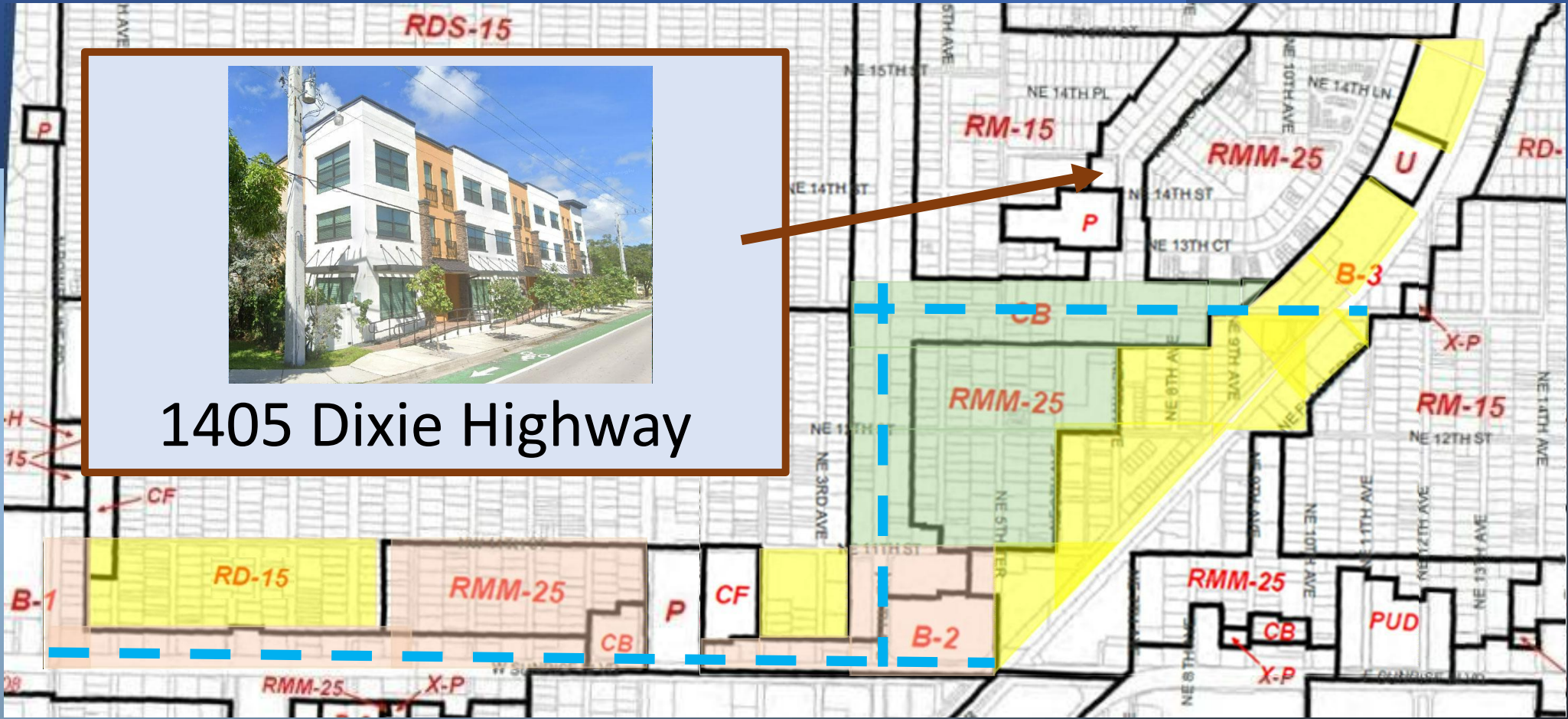


Areas in **yellow** do not allow mixed use.
All other areas already allow mixed use.





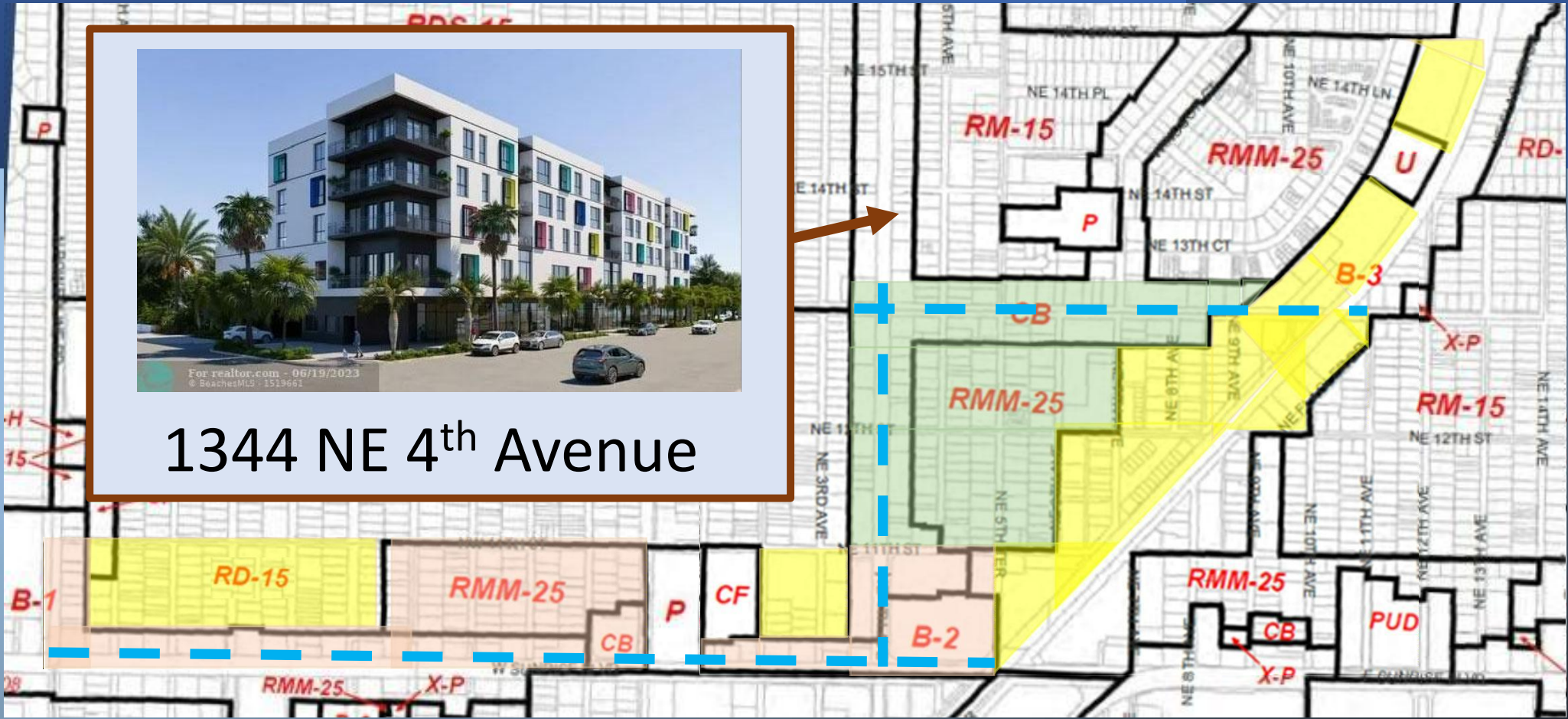
1405 Dixie Highway



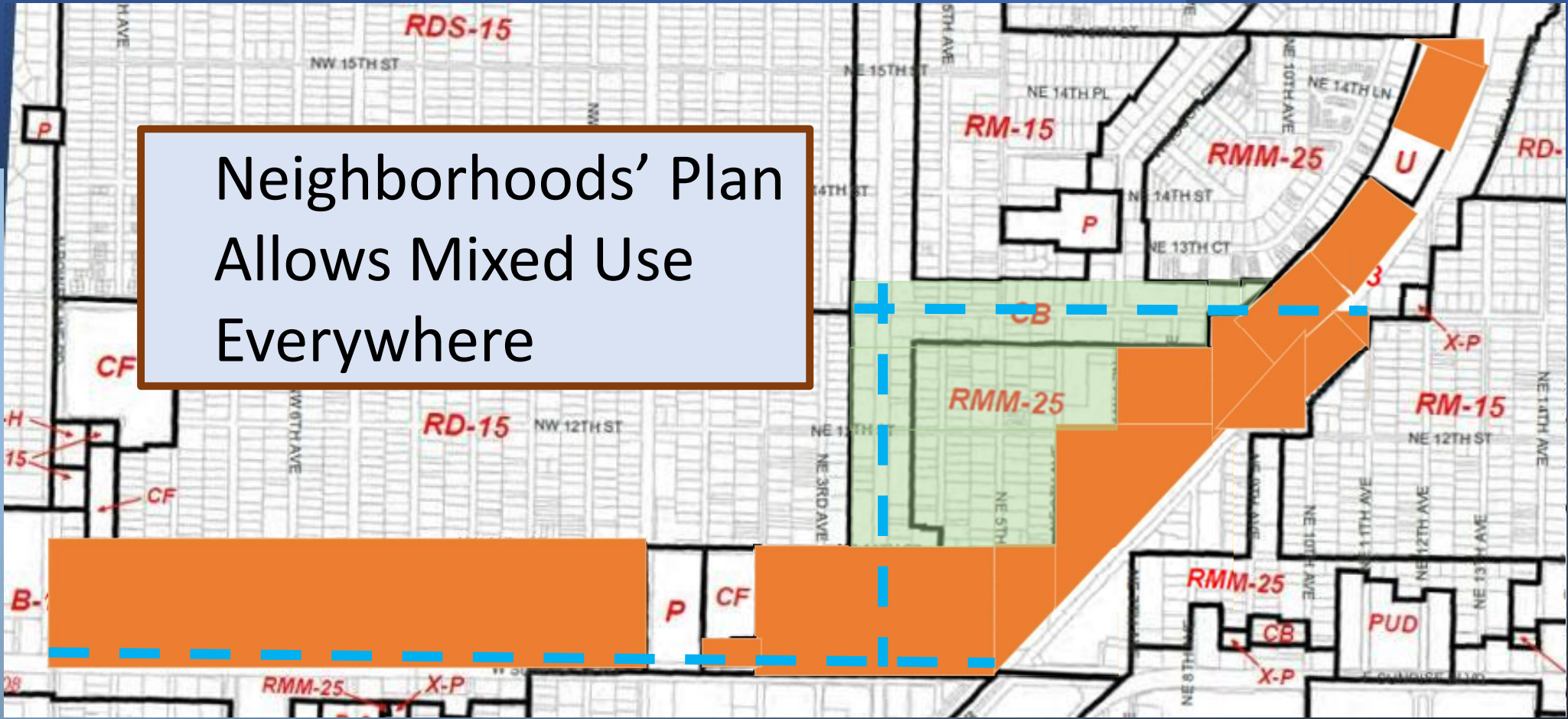


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1344 NE 4th Avenue



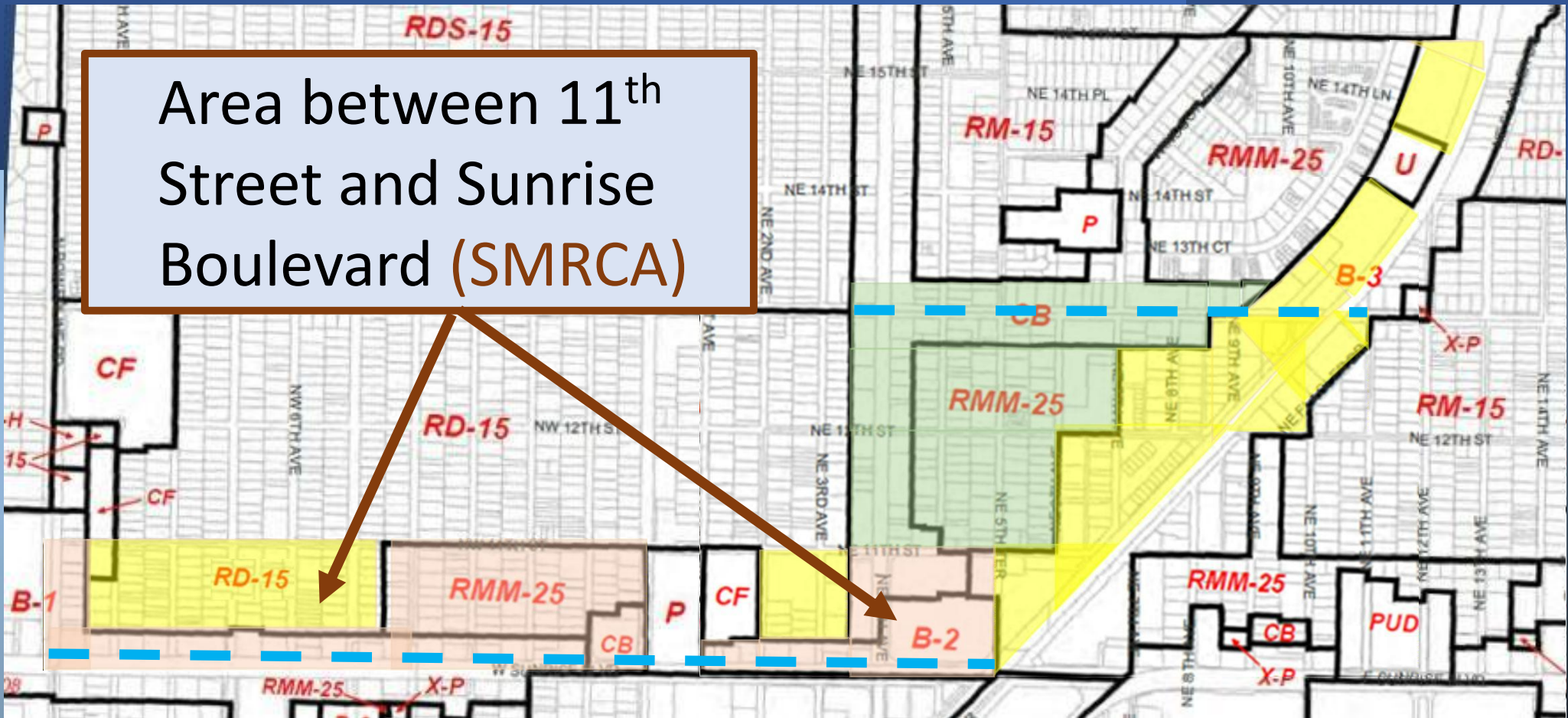
Neighborhoods' Plan Allows Mixed Use Everywhere



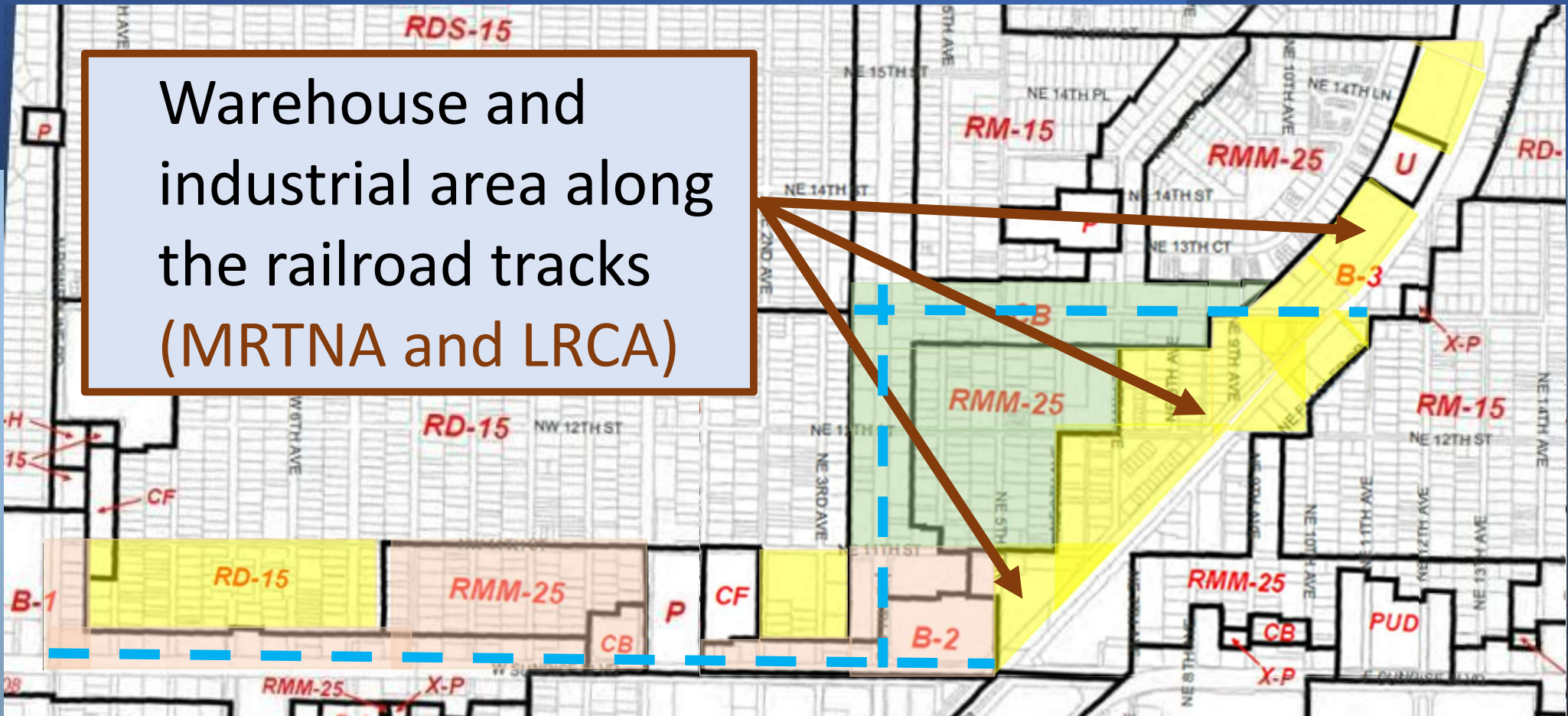
One-Size-Fits-All
Doesn't
Make Sense



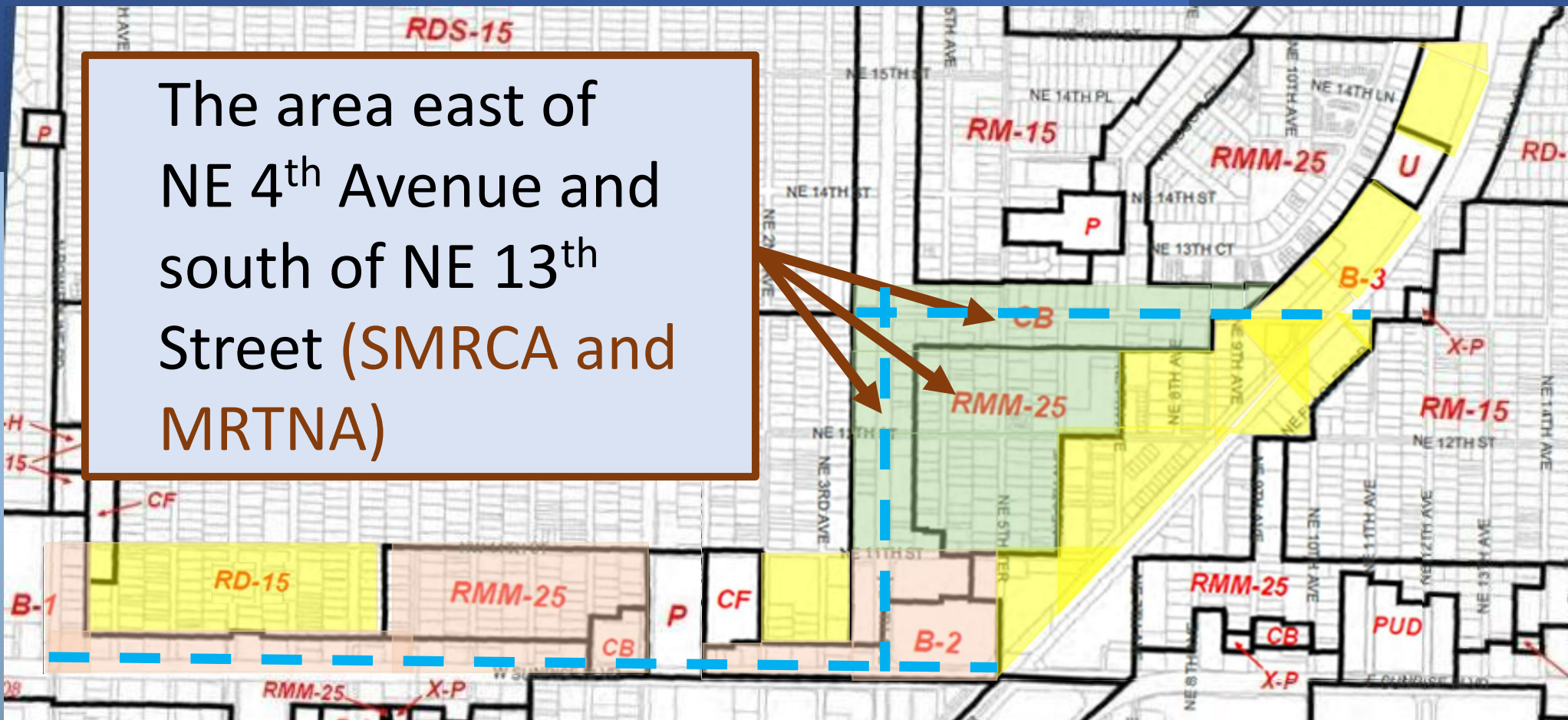
Area between 11th Street and Sunrise Boulevard (SMRCA)



Warehouse and industrial area along the railroad tracks (MRTNA and LRCA)



The area east of NE 4th Avenue and south of NE 13th Street (SMRCA and MRTNA)



Preserve
character of
NE 13th Street
“Main Street”



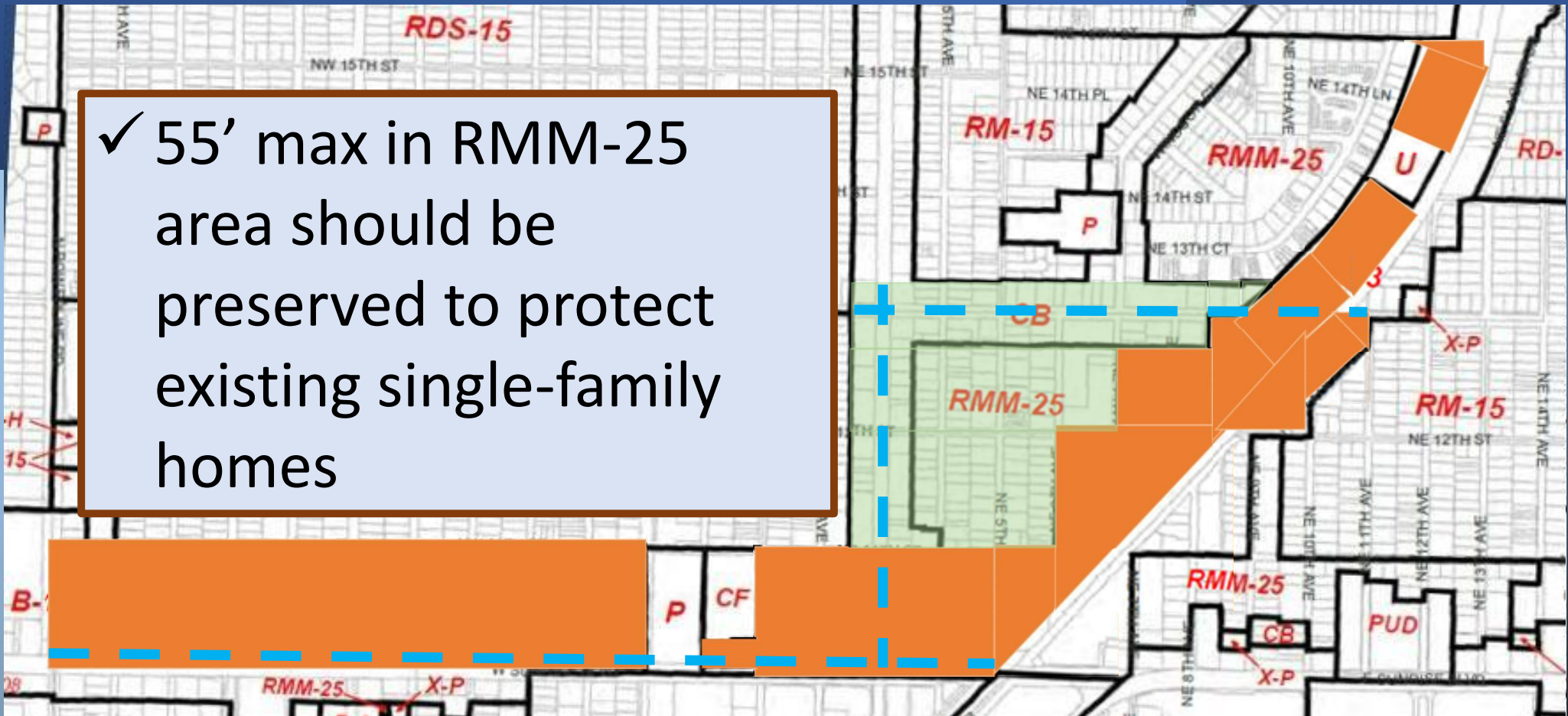
NO to
assemblage
on 13th Street



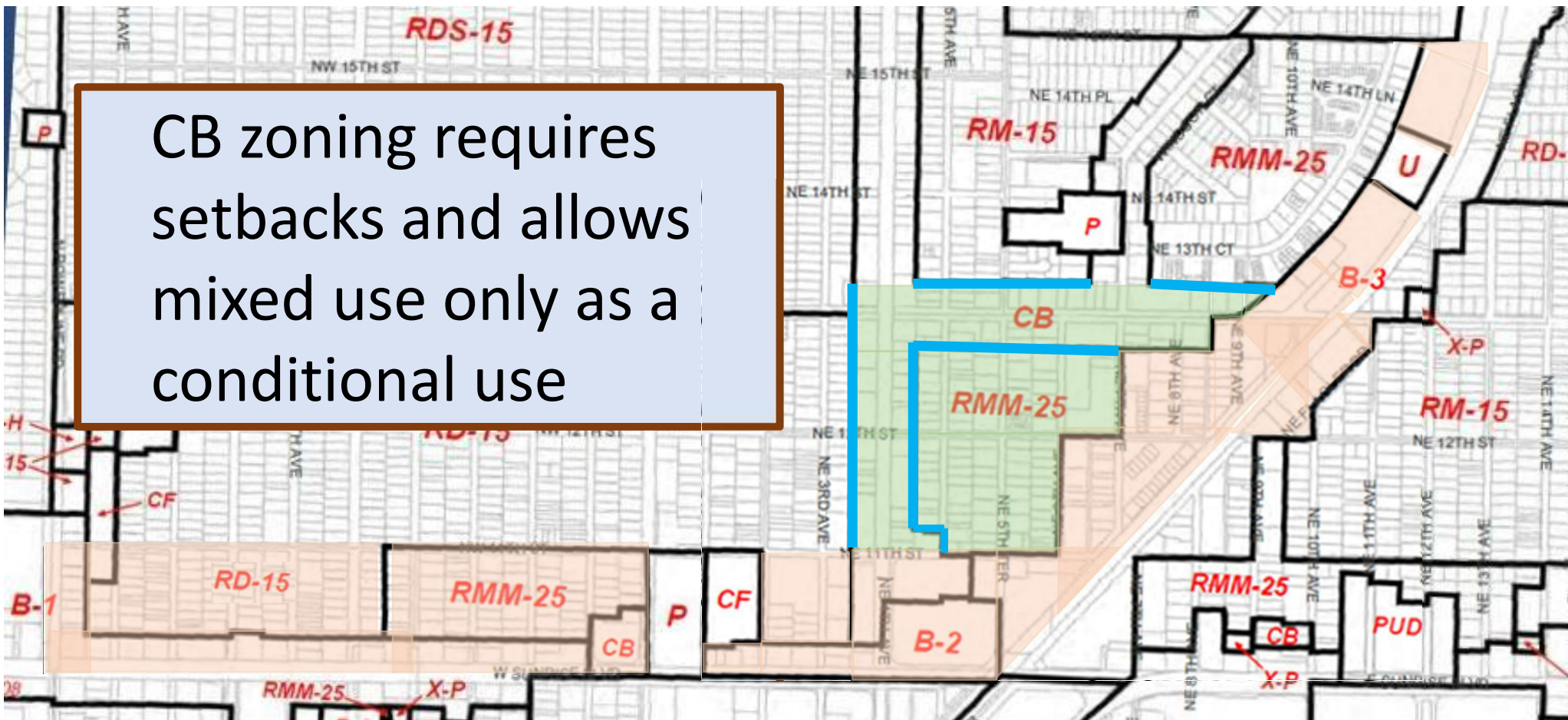
What about heights?



✓ 55' max in RMM-25 area should be preserved to protect existing single-family homes



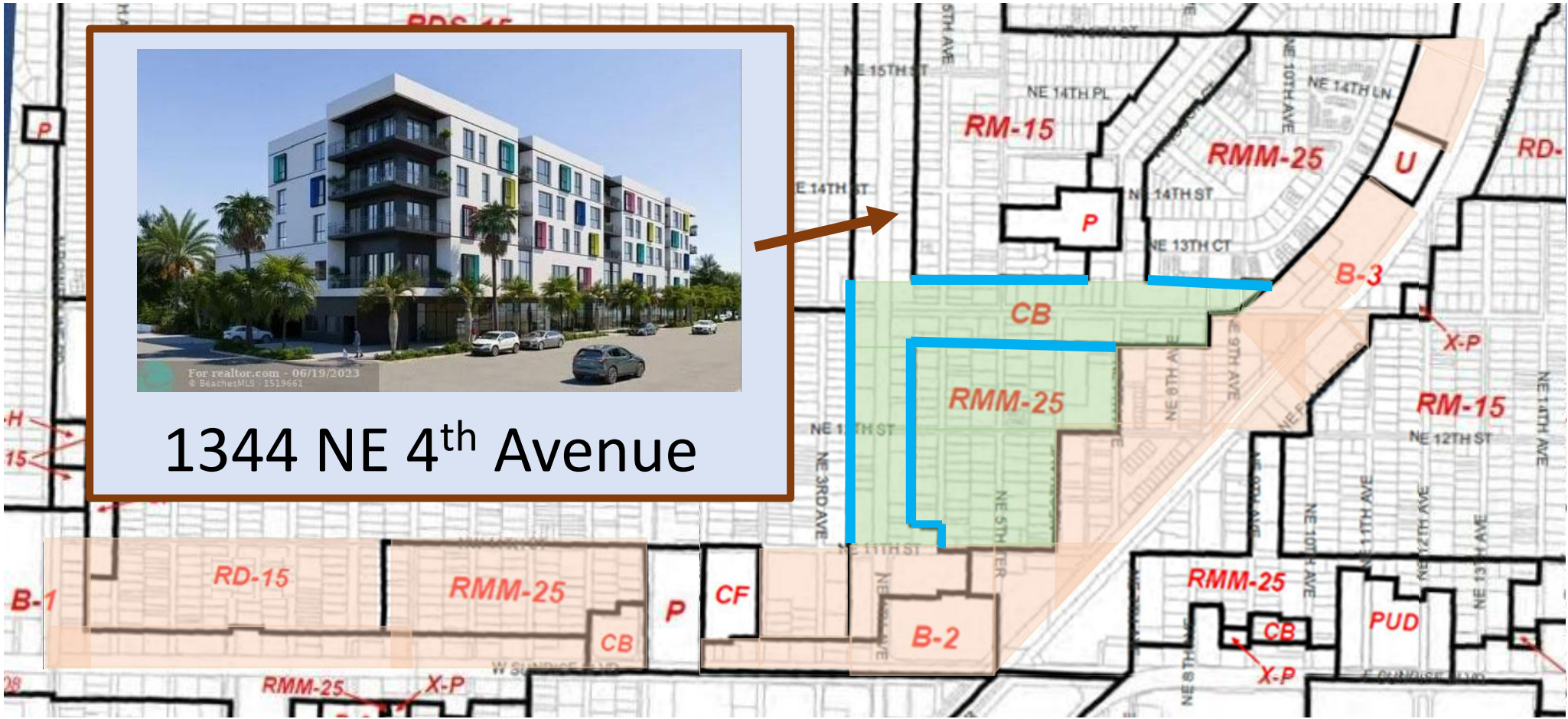
CB zoning requires setbacks and allows mixed use only as a conditional use

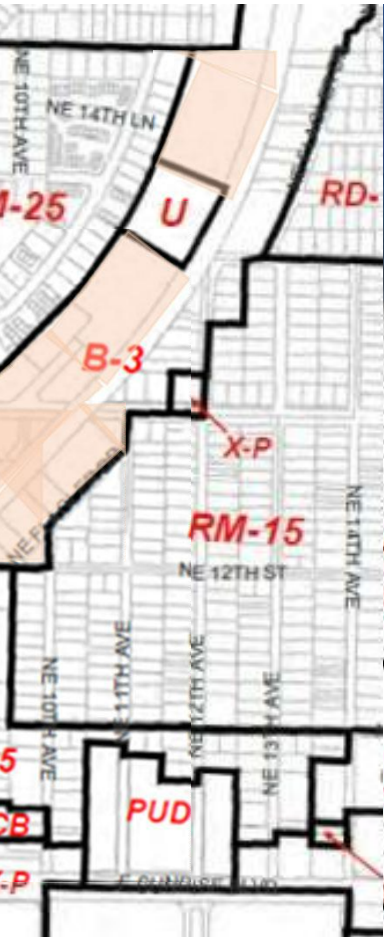
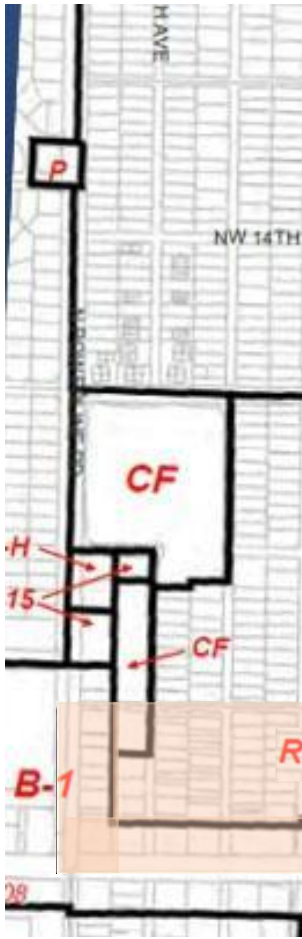




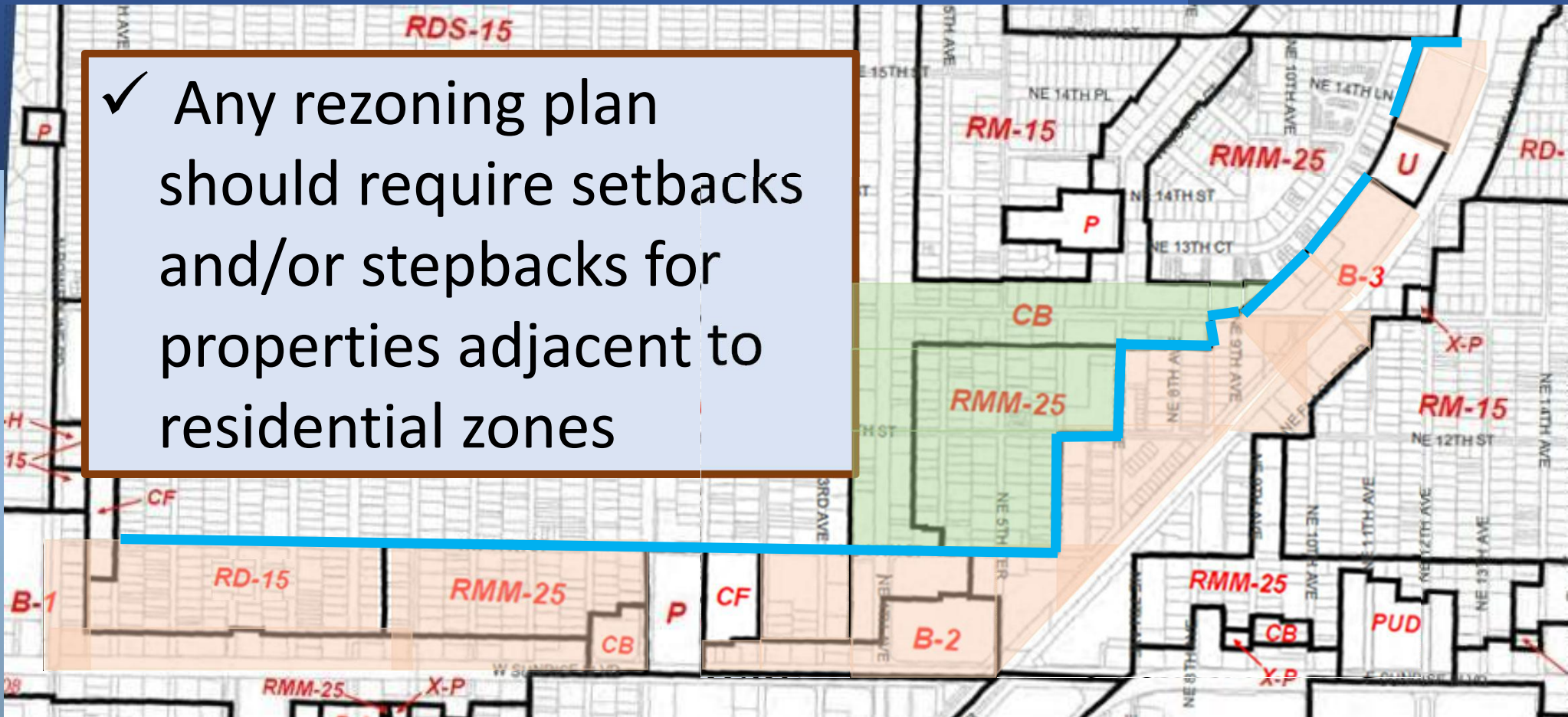
For realtor.com - 06/19/2023
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1344 NE 4th Avenue

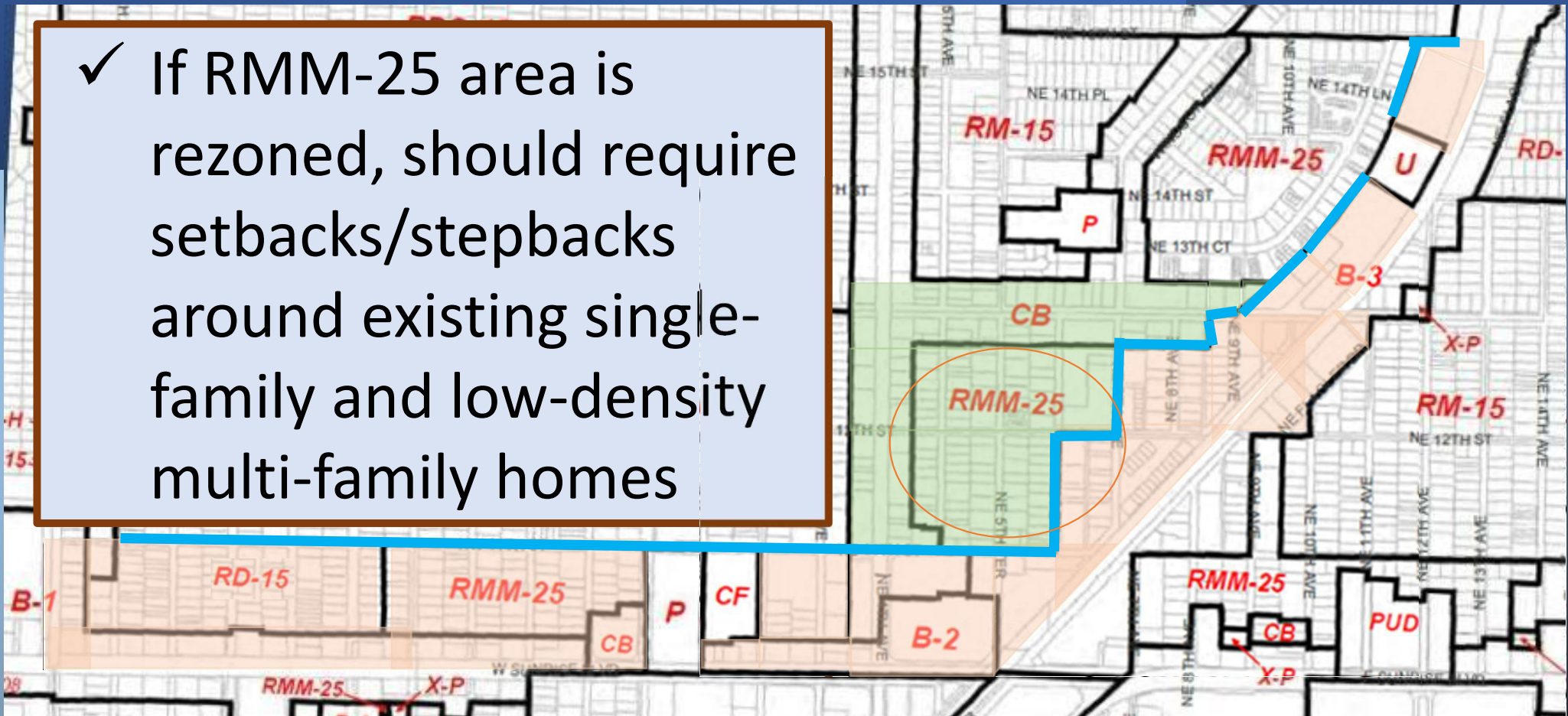




✓ Any rezoning plan should require setbacks and/or stepbacks for properties adjacent to residential zones



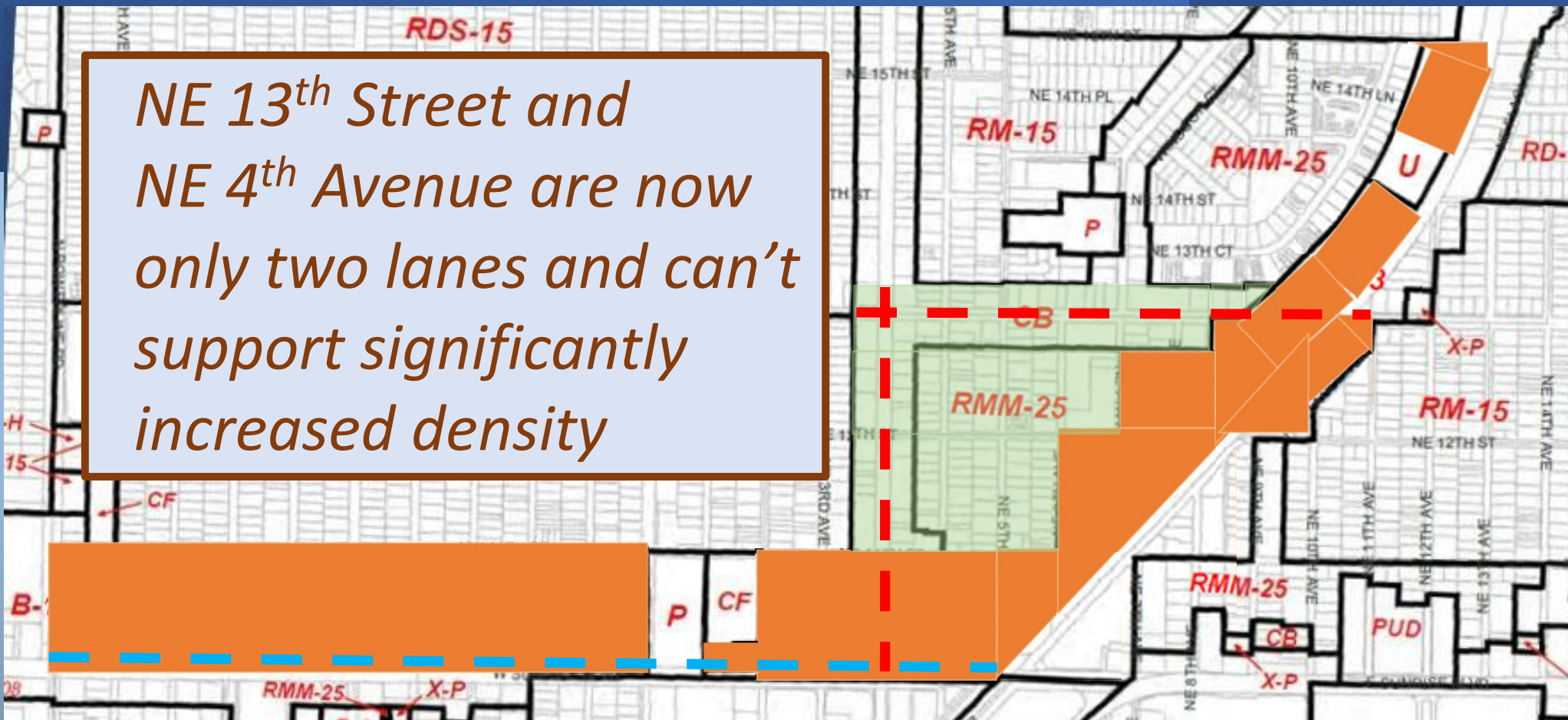
✓ If RMM-25 area is rezoned, should require setbacks/stepbacks around existing single-family and low-density multi-family homes

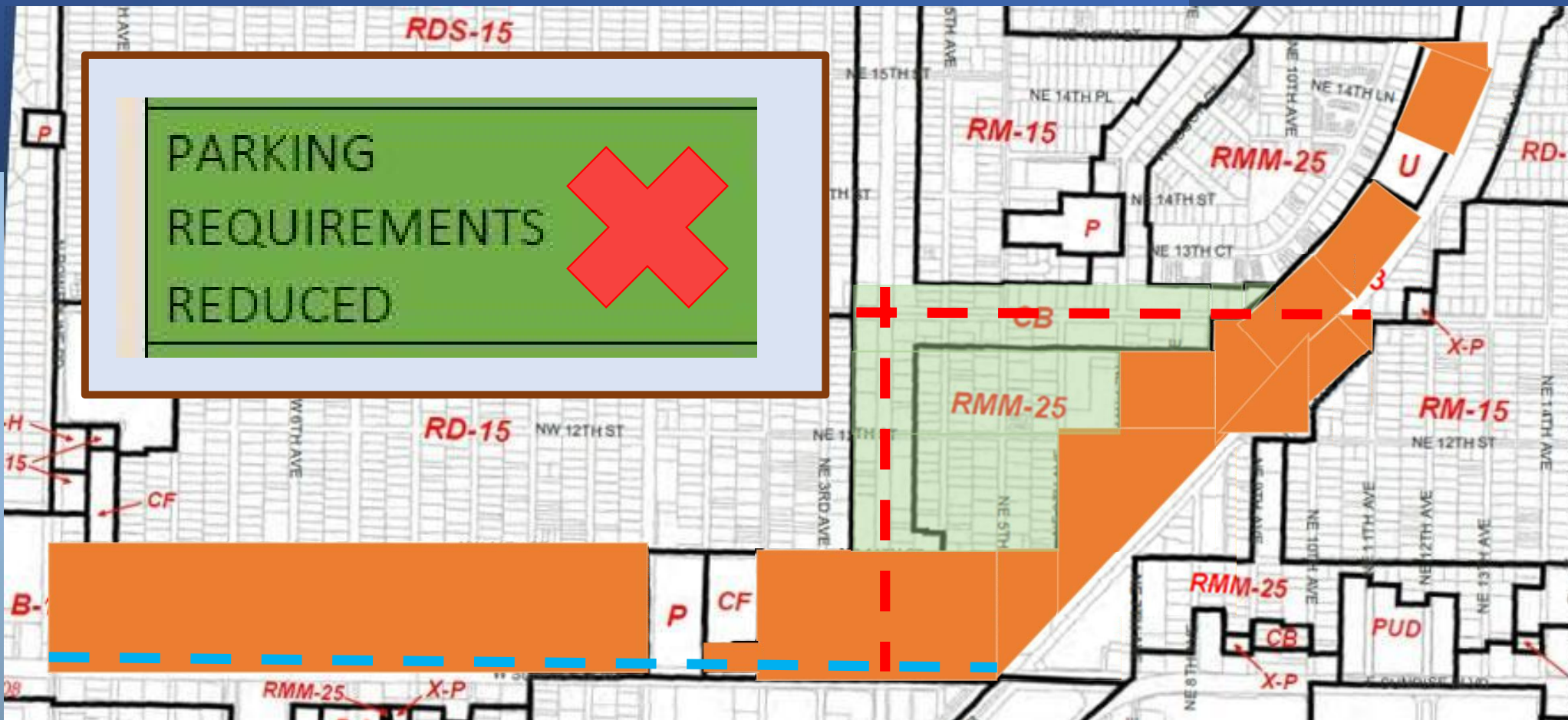


Traffic and Parking Issues






NE 13th Street and NE 4th Avenue are now only two lanes and can't support significantly increased density





New
“Mixed Use”
Types Not
Compatible to
13th Street



- | | |
|--|--|
| 1. General Retail and Personal Services (<50,000 sq. ft.) |  Warehousing and Storage (conditional only) |
| 2. Neighborhood Proprietor Commercial (<10,000 sq. ft.) |  Artisanal Light Industry (conditional) |
| 3. Food and Beverage Establishments | 12. Residential Uses |
| 4. Entertainment Uses | 13. Live Work Units |
| 5. Professional Offices and Medical Offices | 14. Lodging |
| 6. Civic Uses | 15. Public Purpose Facilities (parks, etc.) |
| 7. Colleges and Universities | 16. Childcare Facilities |
| 8. Places of Assembly | 17. Nursing Home Facilities |
|  Automotive Sales and Services | |

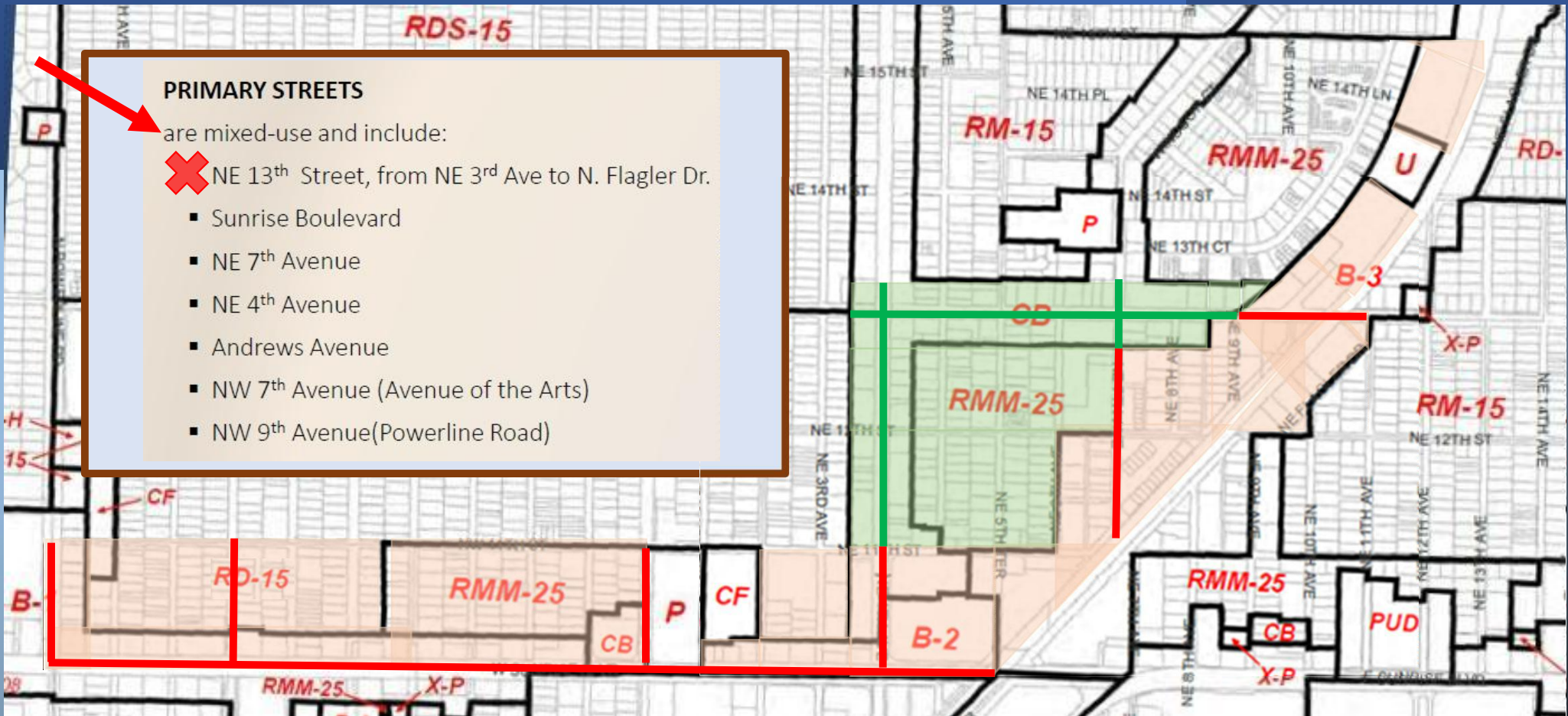


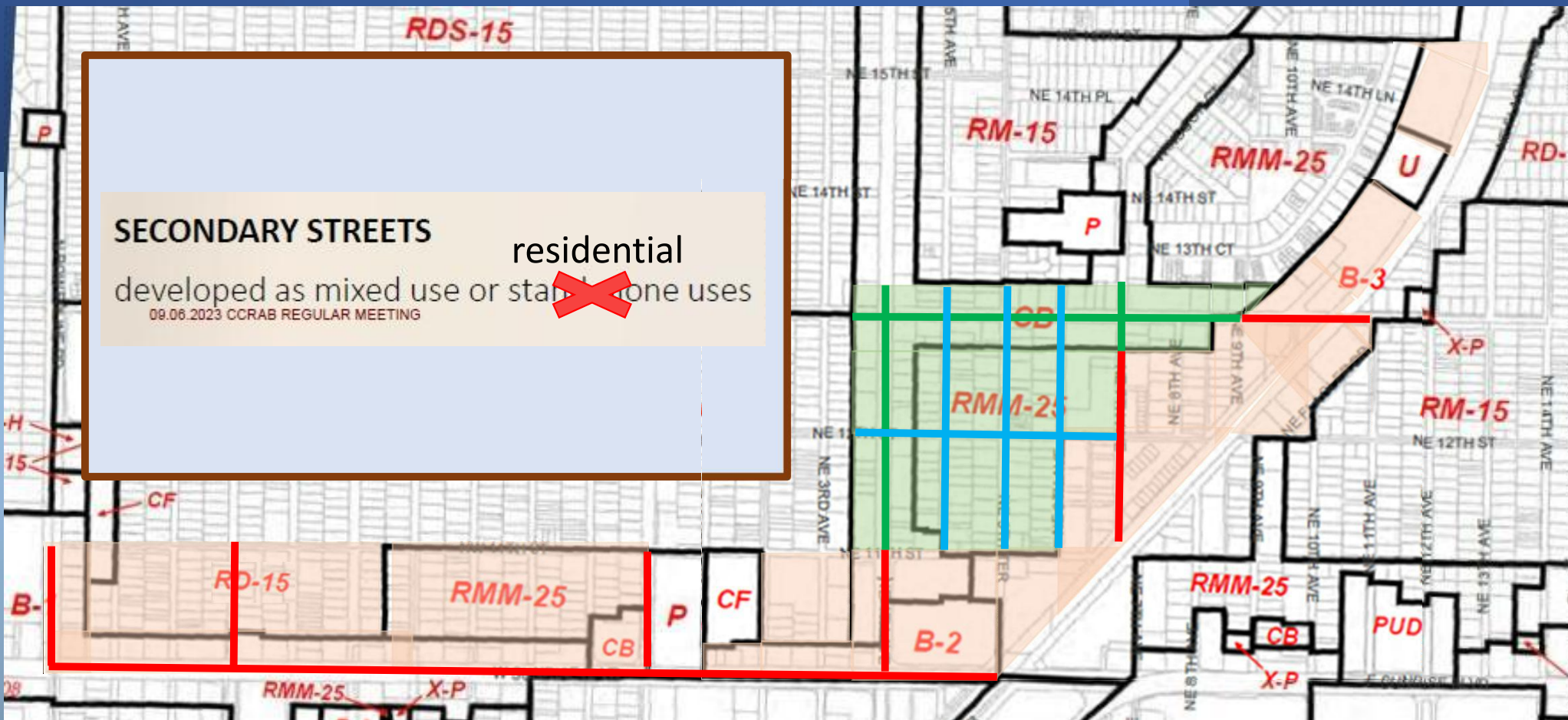
1

PRIMARY STREETS

are mixed-use and include:

- ✘ NE 13th Street, from NE 3rd Ave to N. Flagler Dr.
- Sunrise Boulevard
- NE 7th Avenue
- NE 4th Avenue
- Andrews Avenue
- NW 7th Avenue (Avenue of the Arts)
- NW 9th Avenue (Powerline Road)





Necessary Changes for NE 13TH Street Corridor

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- ✓ *No stand-alone business uses on side streets*
- ✓ *Require ample parking*

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Neighborhood Consensus
Plan is a better approach

*Rezone areas along Sunrise
Boulevard and the railroad
tracks – and encourage mixed
use development on NE 13th
Street by other means*

Central City Redevelopment
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Thank you!

Troy Liggett
President
Middle River Terrace Neighborhood Association
tdliggett@gmail.com
317-697-4303