

*Board of County Commissioners*

**Conventional  
Rezoning Cases**





# RZ-24-07-045

**Case:** RZ-24-07-045

**Applicant:** Kendell Keith

**From:** C-1 (Retail Commercial District)

**To:** C-2 (General Commercial District)

**Location:** 16870 Old Cheney Hwy.; generally located south of Old Cheney Hwy, west of River Falcons Way, north of of East River High school.

**Acreage:** 8.20 gross acres

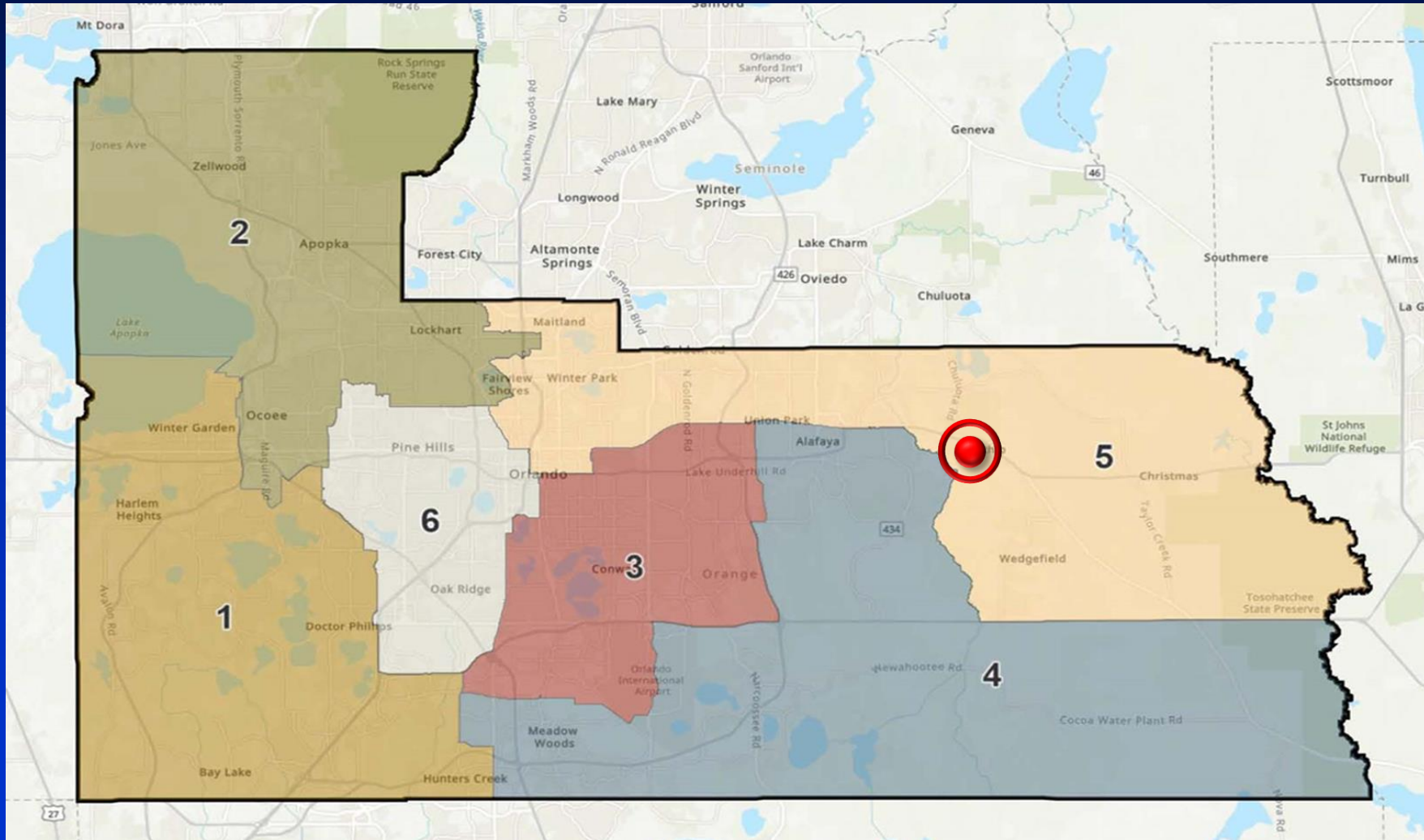
**District:** 5

**Proposed Use:** RV and Boat Parking



# RZ-24-07-045

## Location



**Aerial**

**E COLONIAL DR**

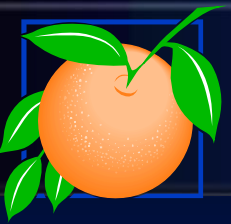
**OLD CHENEY HY**

**EAST RIVER FALCONS WY**

**OLD CHENEY HY**

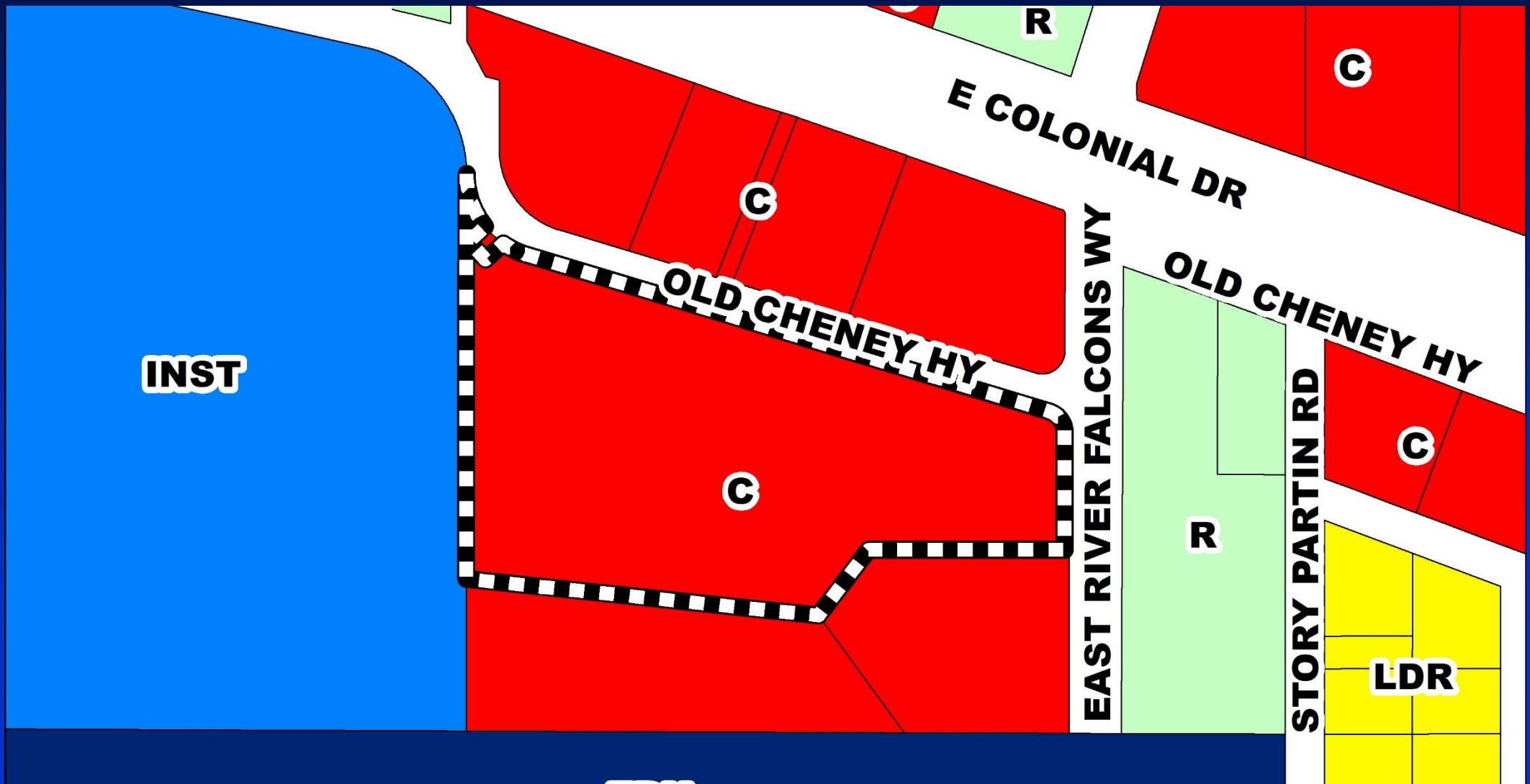
**STORY PARTIN RD**

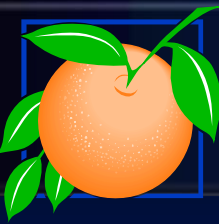




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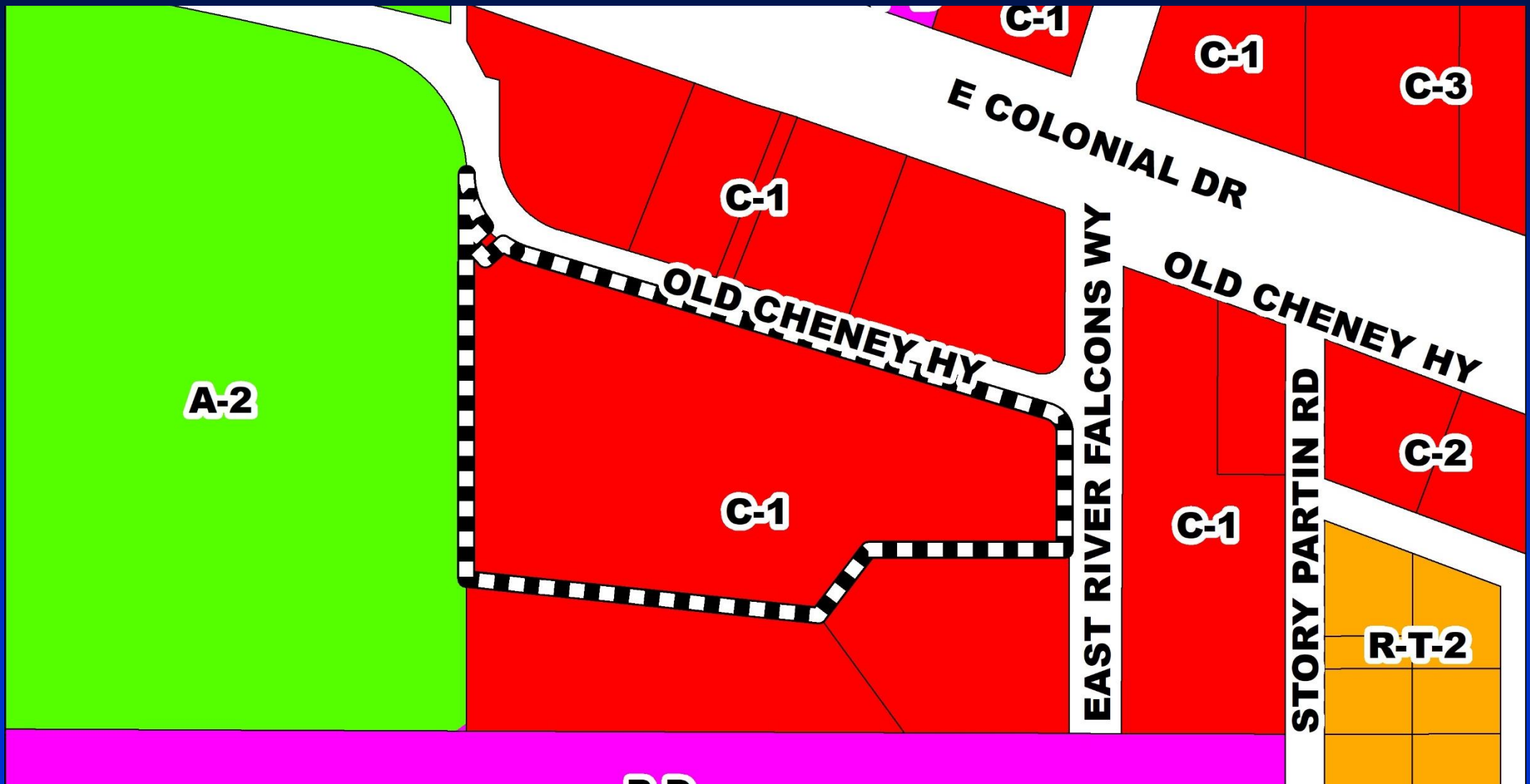
## Future Land Use

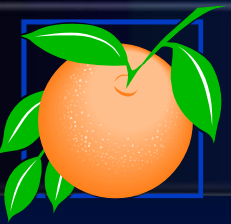




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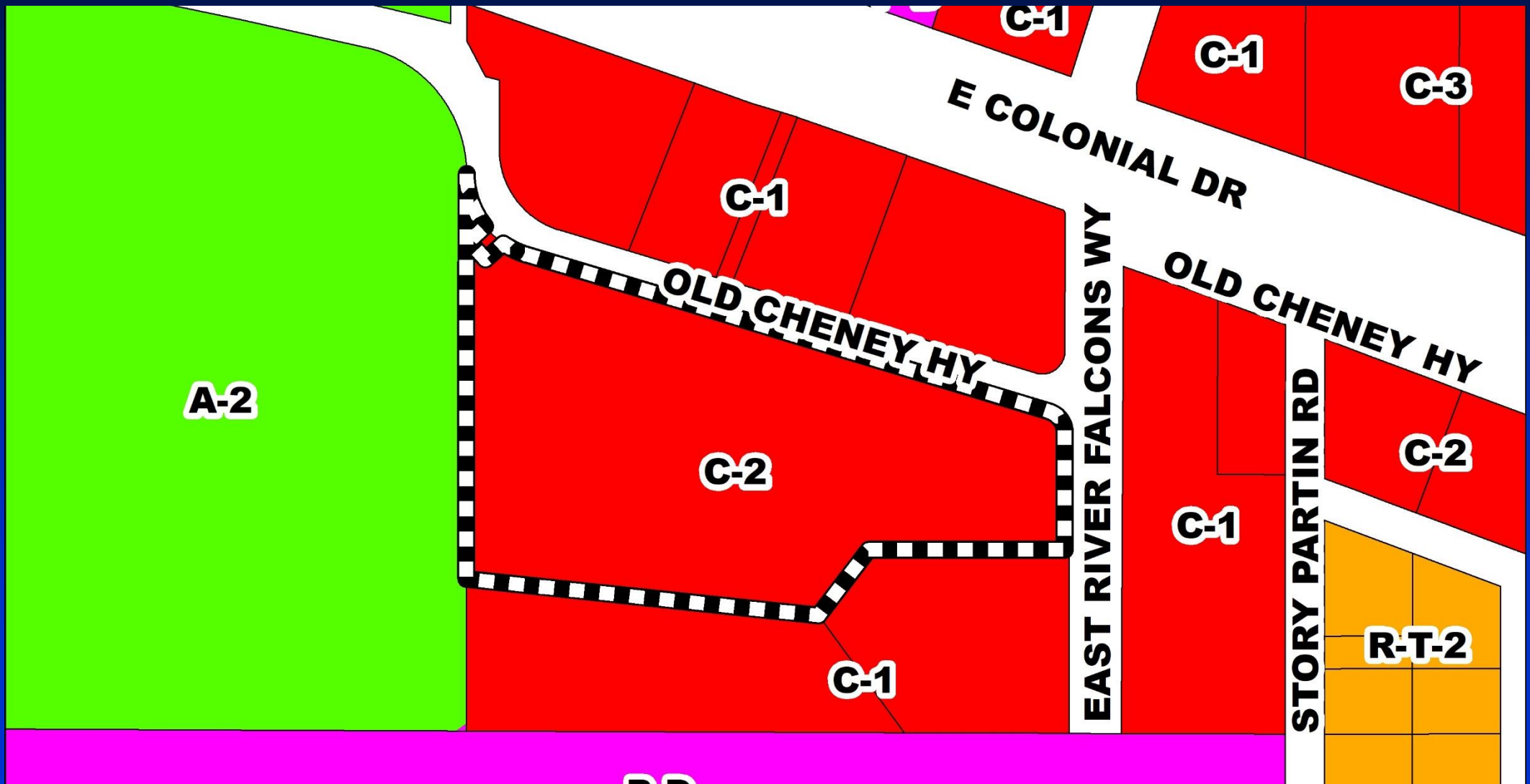
## Current Zoning





# RZ-24-07-045

## Proposed Zoning





# Community Meeting Summary

**July 23, 2024**

**Corner Lake Middle School**

- **Attendance – 8 Residents**

## **Concerns:**

- **Too much outdoor storage in the Rural Settlement.**
- **Parking of RVs and boats would be used by others outside the Rural Settlement.**





# PZC / LPA Recommendation

**RZ-24-07-045:**

**APPROVE**

## **Action Requested:**

**Make a finding of consistency with the Comprehensive Plan and recommend Approval of the requested C-2 Restricted (General Commercial District) zoning subject to the following restrictions:**

- 1. Development shall be limited to C-1 uses and the C-2 use of RV and boat parking; and**
- 2. Parking of RV's and boats shall be limited to the south and west portions of the property.**



# RZ-24-06-042

**Case:** RZ-24-06-042

**Applicant:** Rosemary Hayes

**From:** A-2 (Farmland Rural District)

**To:** I-1/I-5 Restricted (Industrial District Light)

**Location:** 7100 Astro Street; generally located west of N Goldenrod Rd, south of University Blvd, east of N Forsyth Rd, and north of East Colonial Dr.

**Acreage:** 0.67- gross acres

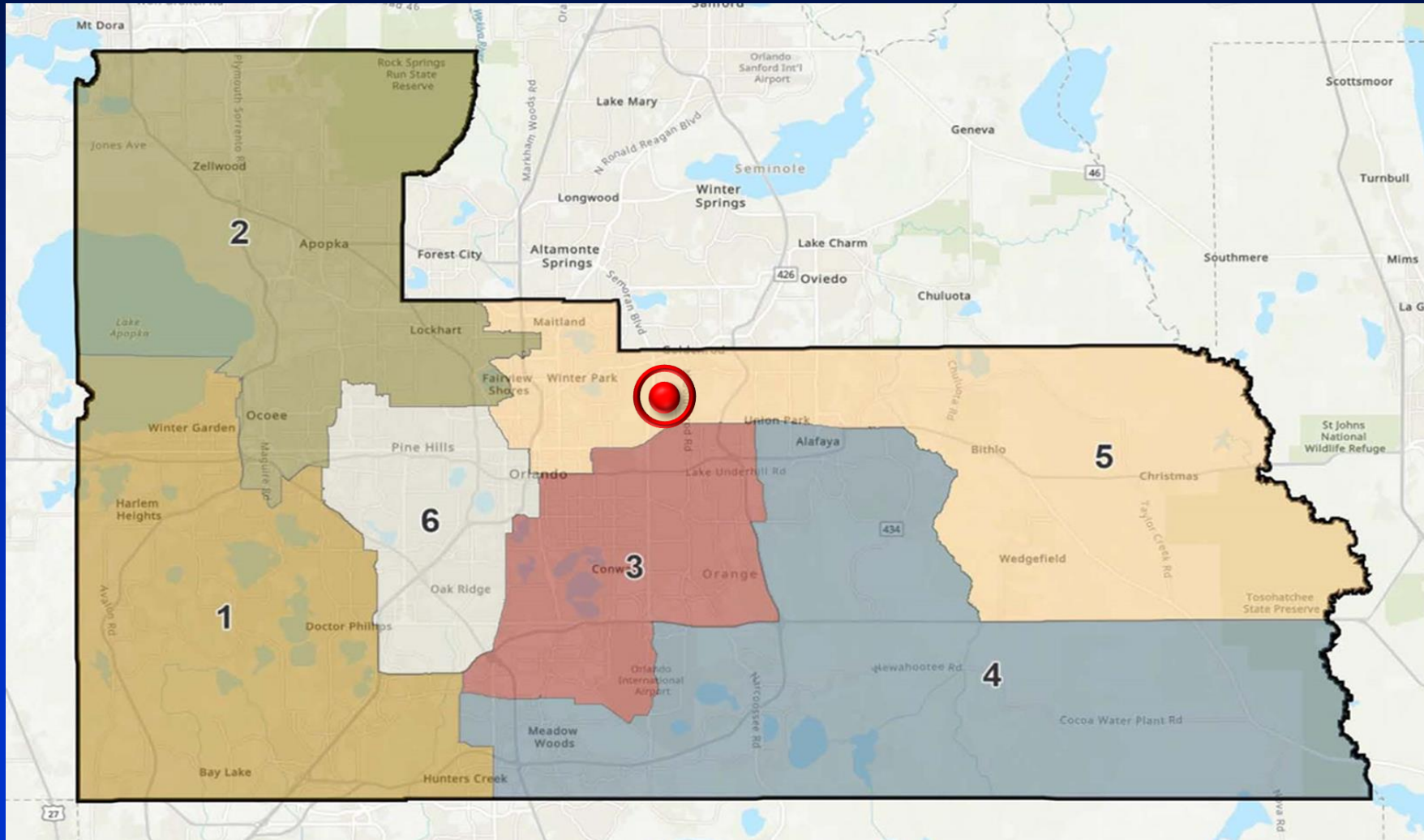
**District:** 5

**Proposed Use:** Warehouse with office space



# RZ-24-06-042

## Location



**Aerial**

**KNOTTYPINE AV**

**ASTRO ST**

**STAPOINT CT**

**N FORSYTH RD**

**GARDNER ST**

**N GOLDENROD RD**



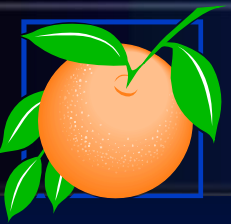
**Aerial**

**KNOTTYPINE AV**

**ASTRO ST**

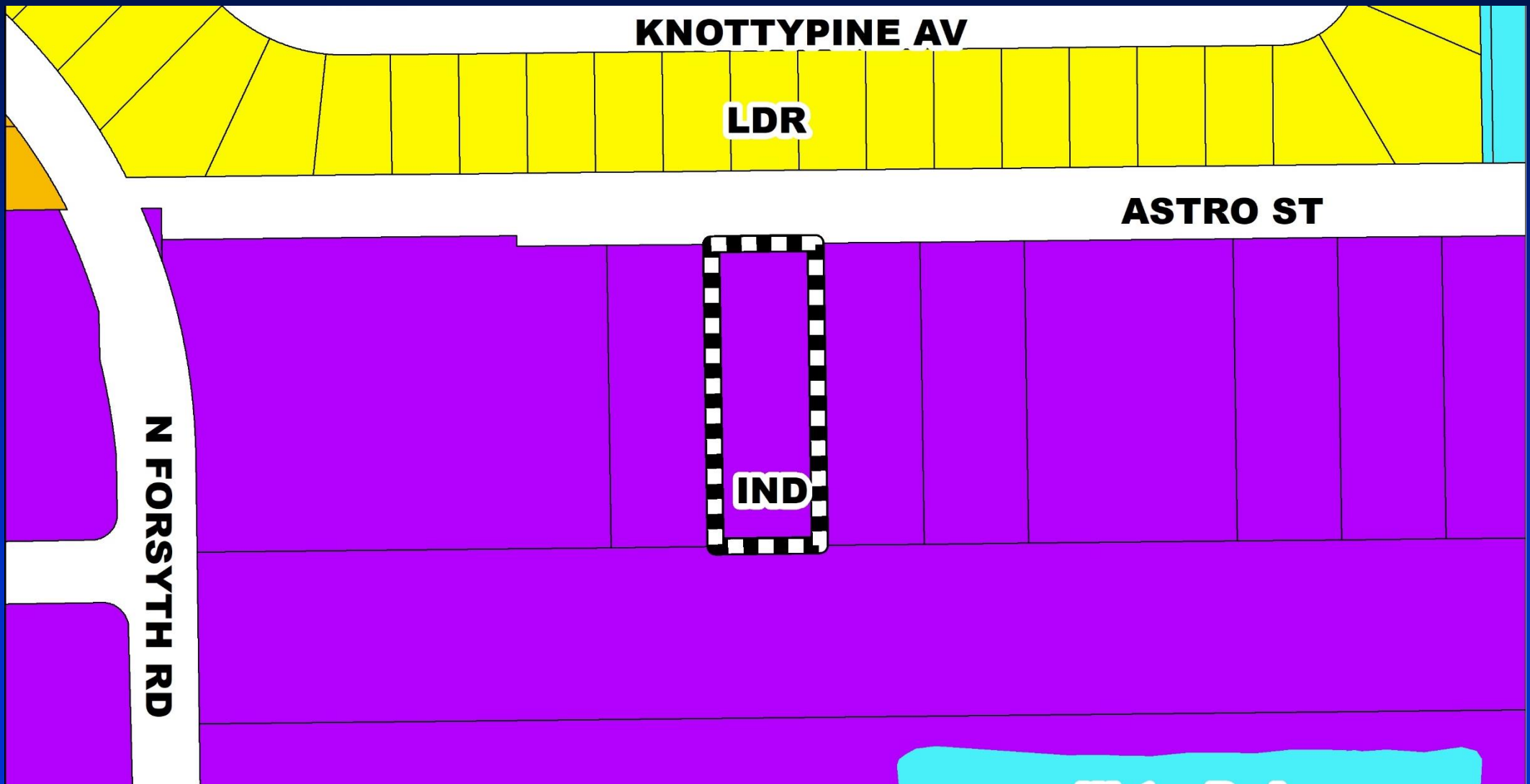
**N FORSYTH RD**





**RZ-24-06-042**

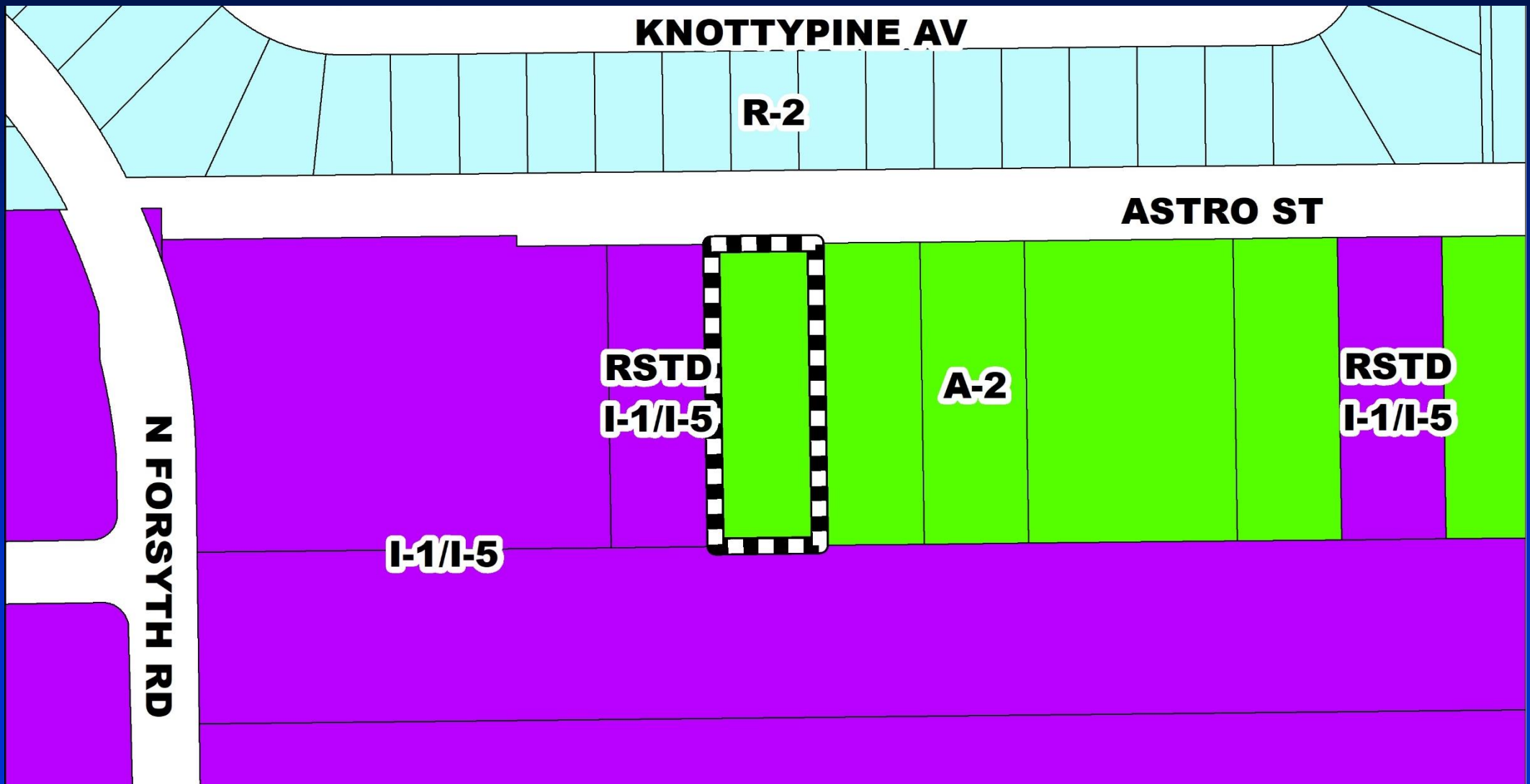
**Future Land Use**





# RZ-24-06-042

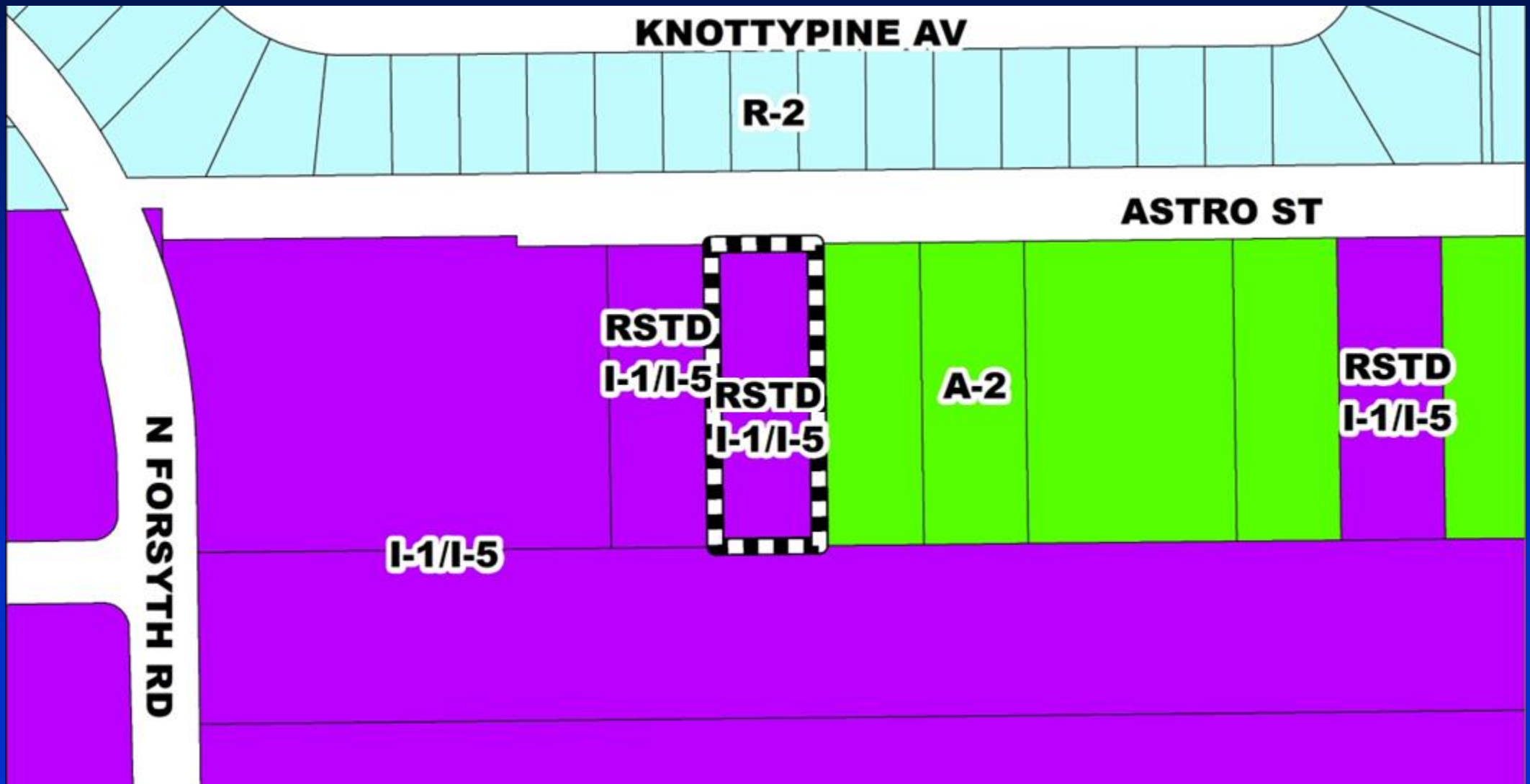
## Current Zoning





# RZ-24-06-042

## Proposed Zoning





**Aerial**

**KNOTTYPINE AV**

**ASTRO ST**

**N FORSYTH RD**





# Community Meeting Summary

**July 22, 2024**

**Cheney Elementary School**

- **Attendance – 13 Residents**

## **Concerns**

- **Flooding**
- **Property values**
- **Traffic**
- **Inconsistent zoning designations**



# PZC / LPA Recommendation

**RZ-24-06-042:**

**APPROVE**

## **Action Requested:**

**Make a finding of consistency with the Comprehensive Plan and recommend Approval of the requested I-1/I-5 Restricted (Industrial District Light) zoning subject to the following restriction:**

- 1. Billboards and pole signs shall be prohibited.**

# **Zoning In Progress Ordinance**

**A Temporary Suspension of Certain Processes while Orange Code and Vision 2050 are finalized.**

**October 29, 2024**



**ORANGE COUNTY PLANNING DIVISION**

*PLANNING, ENVIRONMENTAL & DEVELOPMENT SERVICES DEPARTMENT*



# Zoning In Progress Ordinance

## Overview

- Current suspension ends November 29<sup>th</sup> (approved by the Board on May 21<sup>st</sup>)
- Proposal is to repeal existing ordinance to allow for application submittals.
  - Regular Scale Future Land Use Map amendment applications would remain suspended
- Implement new suspension after December 11, 2024:
  - Comprehensive Plan Text and Map Amendments
  - Rezoning; and
  - Special Exceptions

## Benefits

- Provides staff with ample time to review, study, and prepare amendments to the Orange County Land Development Code (“Orange Code”) and the Comprehensive Plan (“Vision 2050”).
- Prevents application submittals that are not able to be processed before Vision 2050 / Orange Code adoption.



# Zoning In Progress Ordinance

## Effect of the Ordinance

- The Ordinance has no affect on applications submitted prior to the “suspension”.
- Development approvals occurring within the Master Planned Communities will not be included in the temporary suspension:
  - Horizon West (Map 2-FLUM 3)
  - Lake Pickett (Map 22 – FLUM 23)
  - Avalon Park DRI (Ordinance #93-30)
  - Innovation Way (Map 4 – FLUM 5)
  - I-Drive District Conceptual Regulating Plan (Map 23 – FLUM 24)
- Planned Development Change Determinations will be unaffected by the “suspension”.



# Zoning In Progress Ordinance

## A Suspension; Not a Development Moratorium

- The suspension is temporary in nature;
- The suspension does not affect applications that were received by the County prior to the effective date of the Ordinance; and
- Development processes not described in the Ordinance will continue (including building permits), along with development in the exception areas.



# Zoning In Progress Ordinance

## Timeline

- Recommended for Approval by the Planning and Zoning Commission on October 17, 2024;
- If approved by the Board, would become effective immediately;
- Application submittals could then occur;
- New suspension would take effect after December 11, 2024, until the adoption of Vision 2050 / Orange Code (anticipated to be June, 2025).



## **REQUESTED ACTION**

**Make a finding of consistency with the Comprehensive Plan; and repeal the existing Zoning in Progress Ordinance 2024-10; and adopt the current Zoning in Progress Ordinance;**

**and**

**Allow staff to correct any non-substantial grammatical or scrivener's errors.**