



Board of County Commissioners

Conventional Rezoning Cases





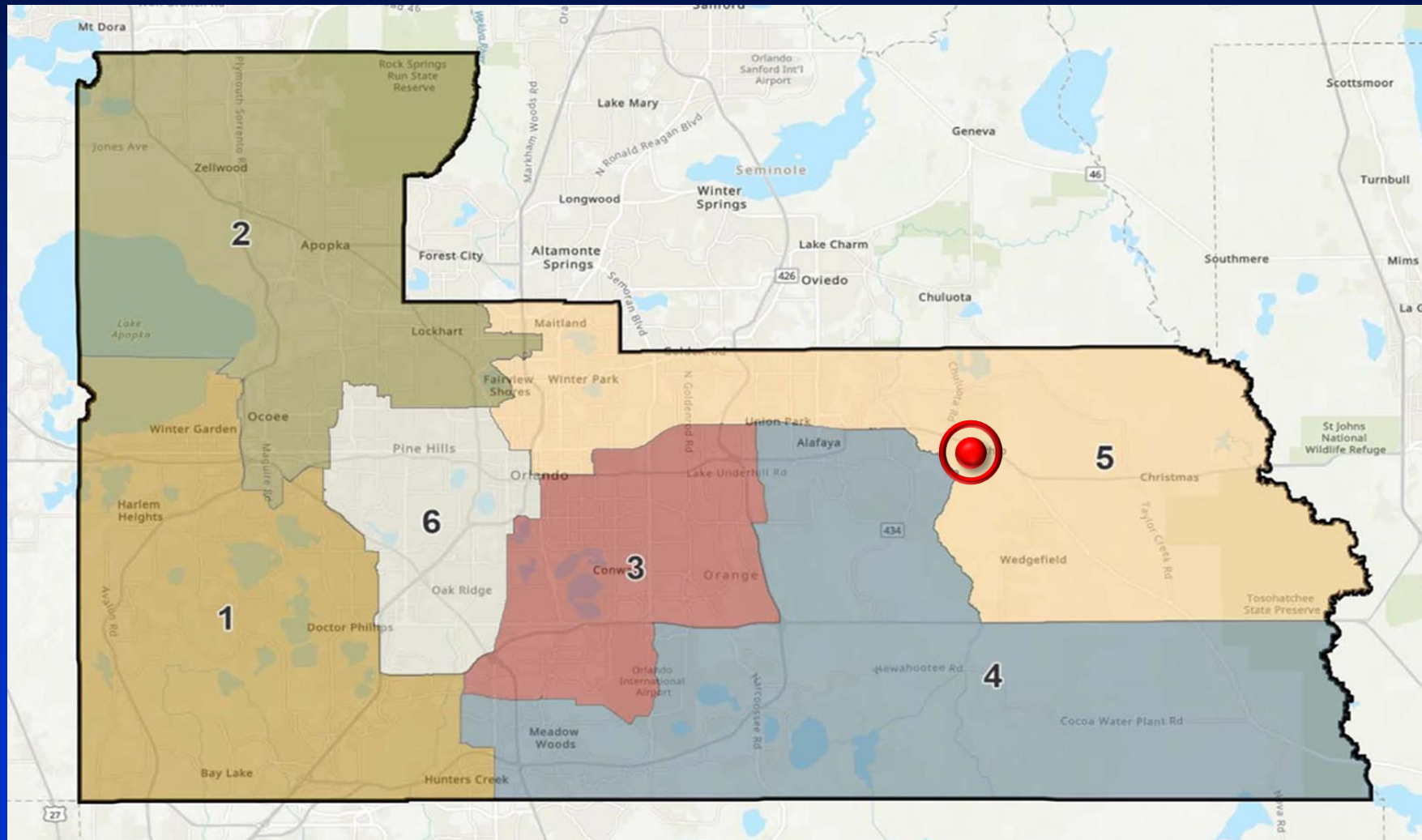
RZ-24-07-045

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

OLD CHENEY HY

EAST RIVER FALCONS WY

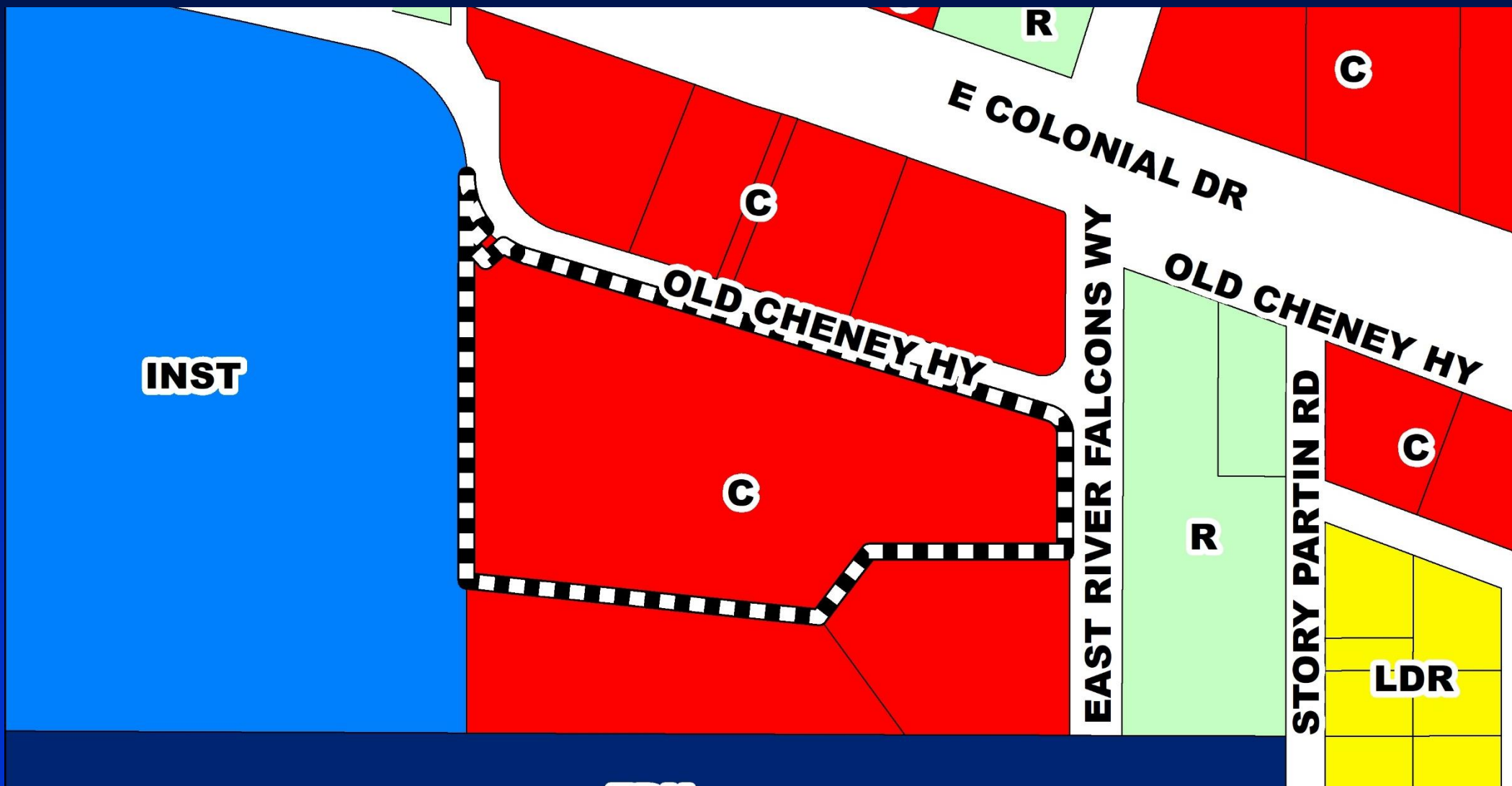
STORY PARTIN RD





RZ-24-07-045

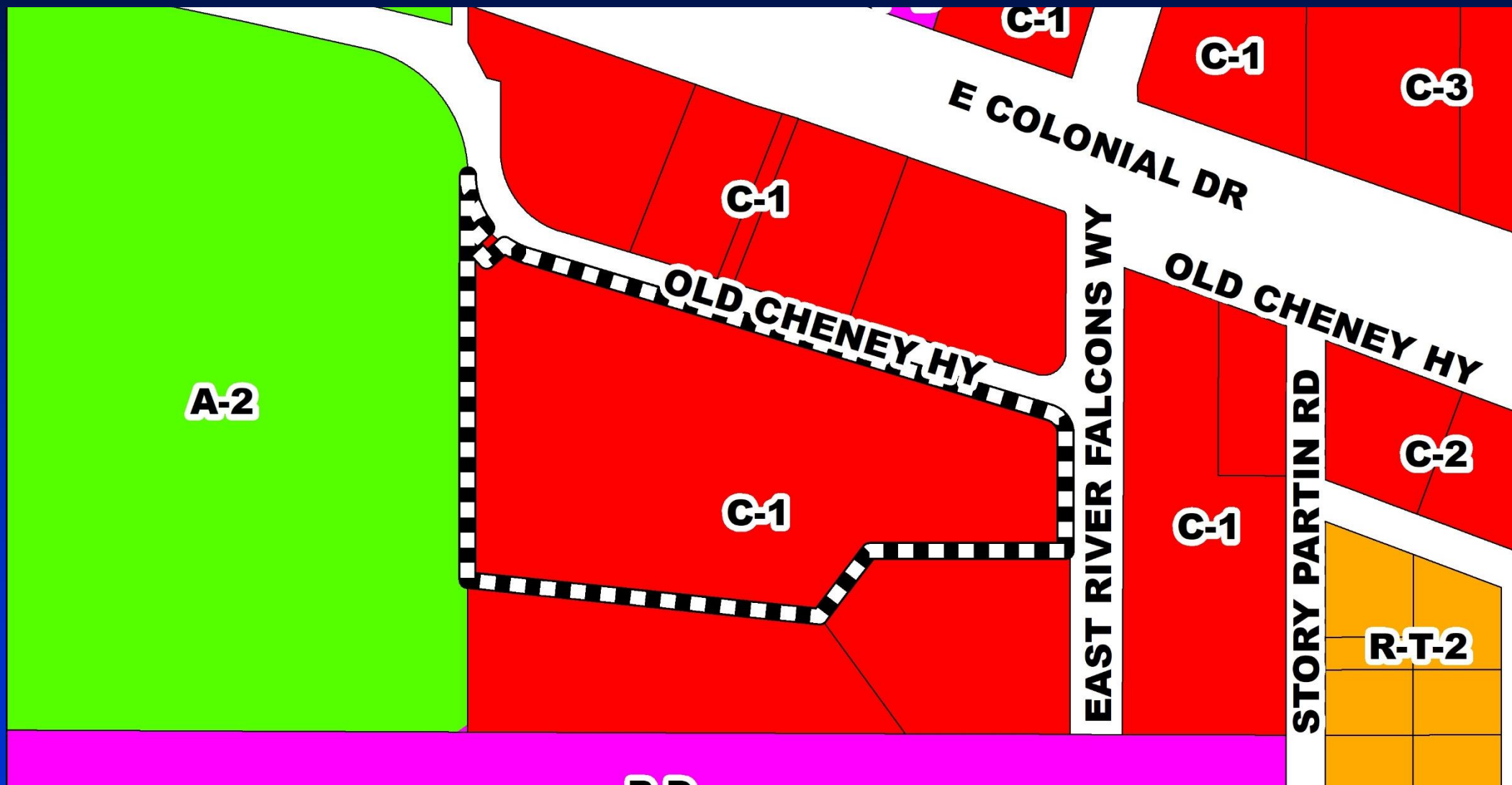
Future Land Use





RZ-24-07-045

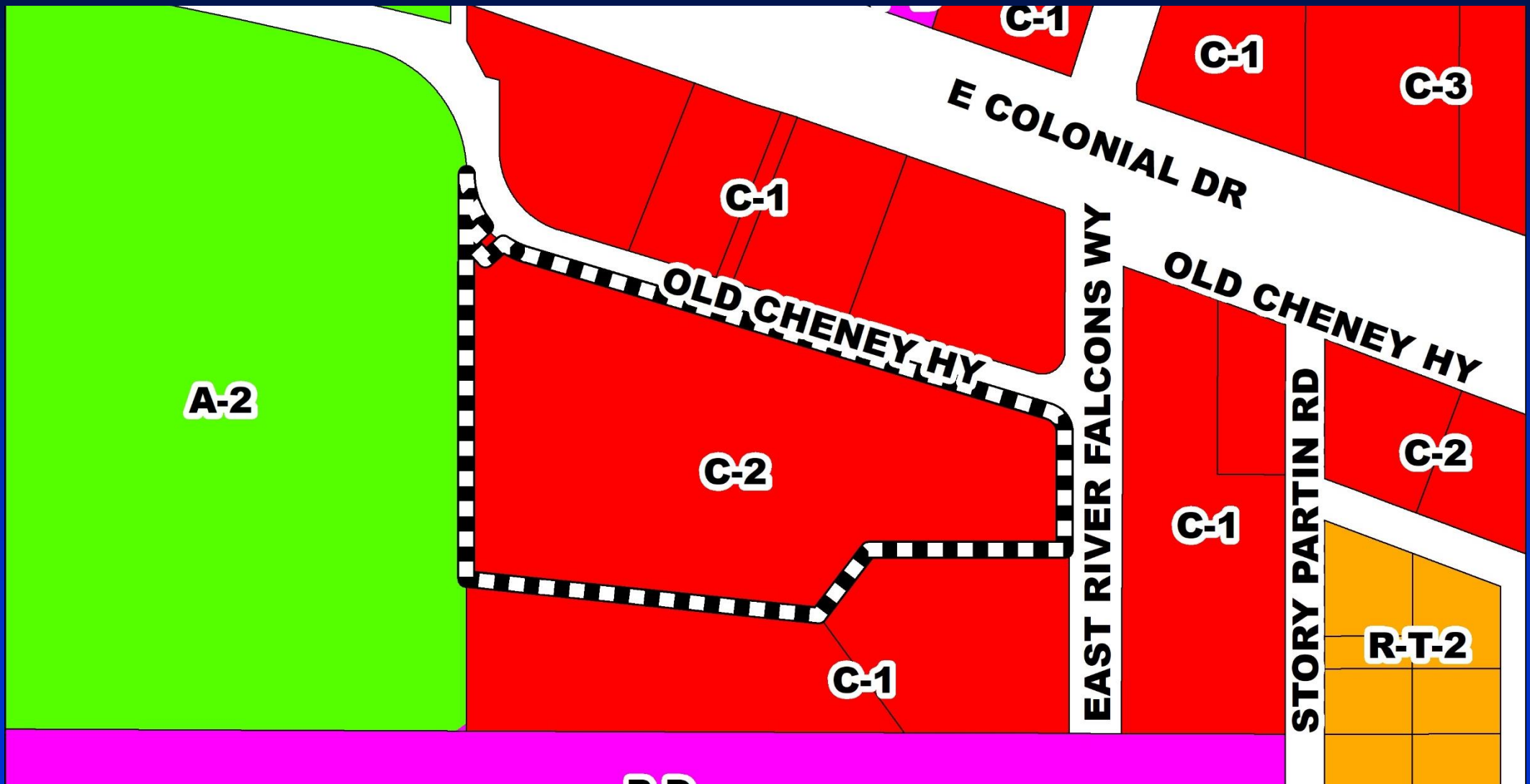
Current Zoning





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

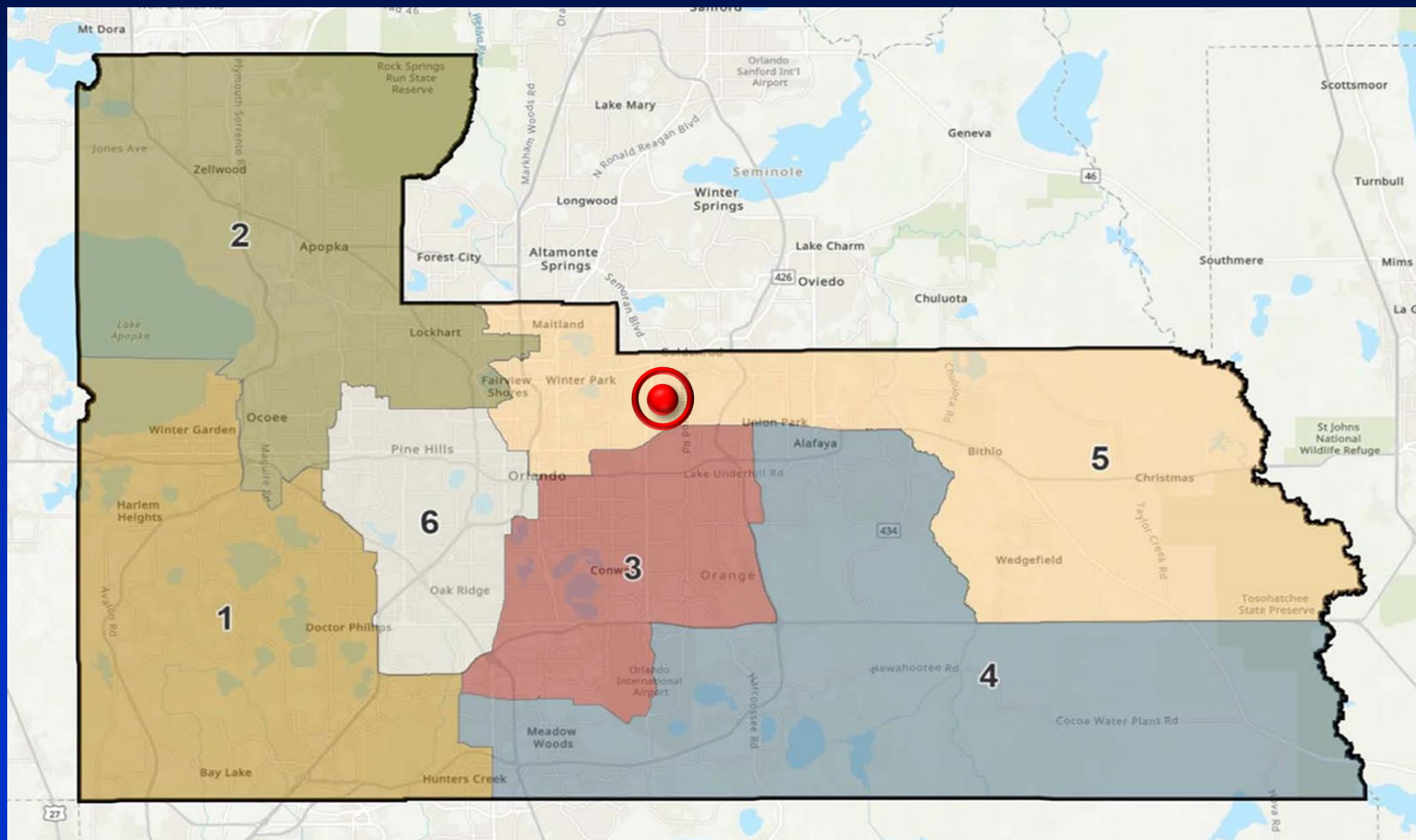
District: 5

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

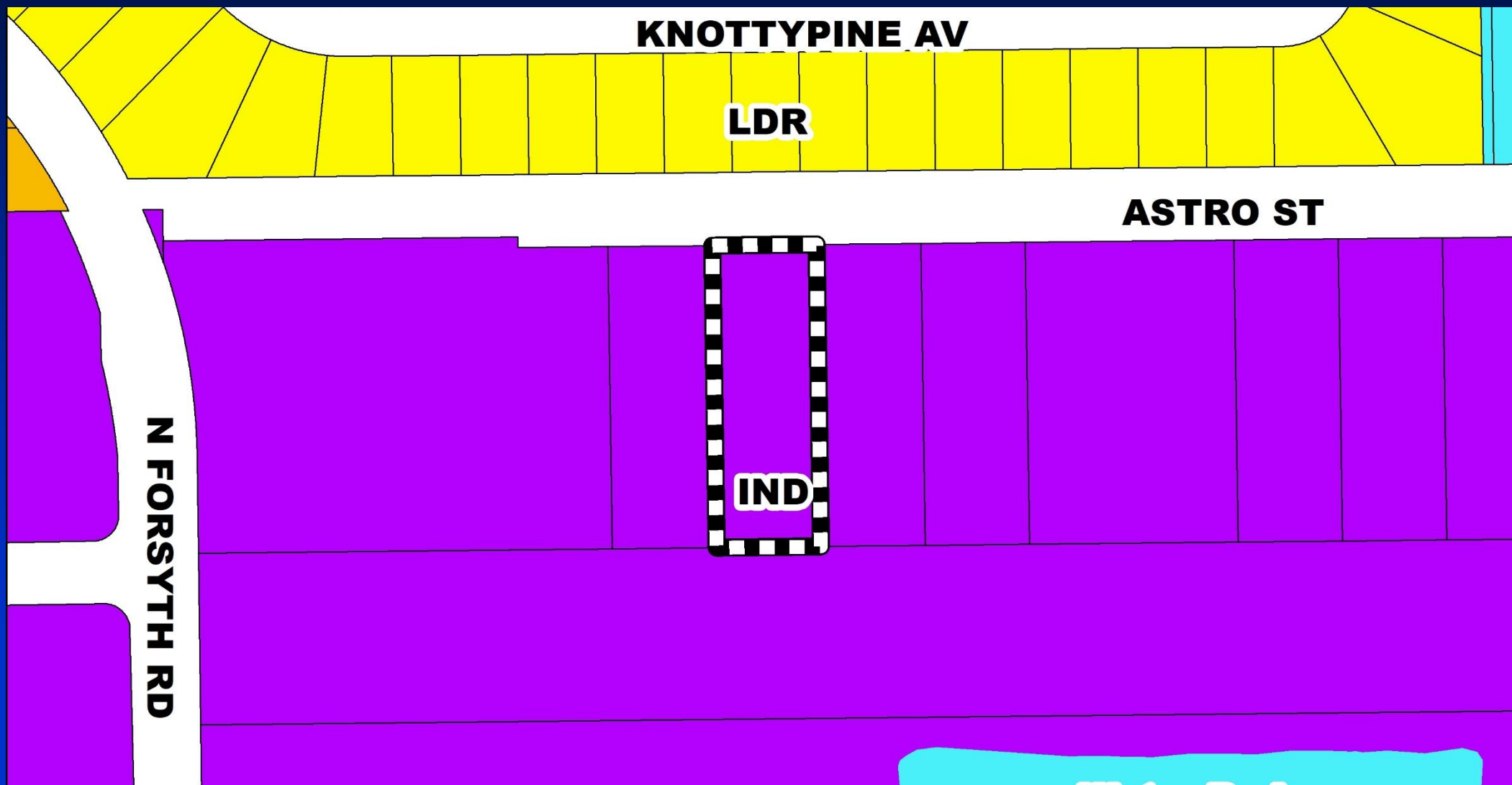
N FORSYTH RD





RZ-24-06-042

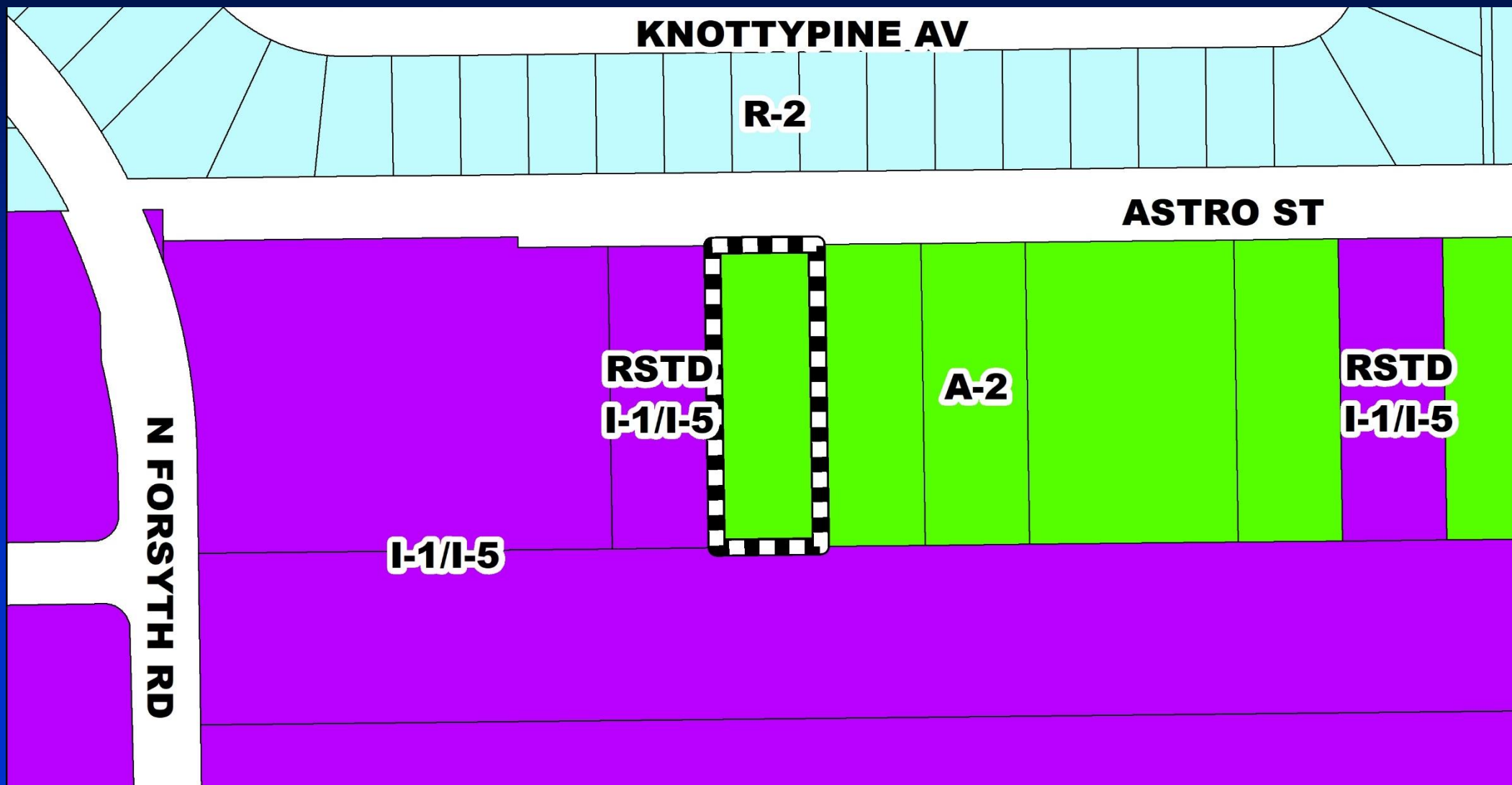
Future Land Use





RZ-24-06-042

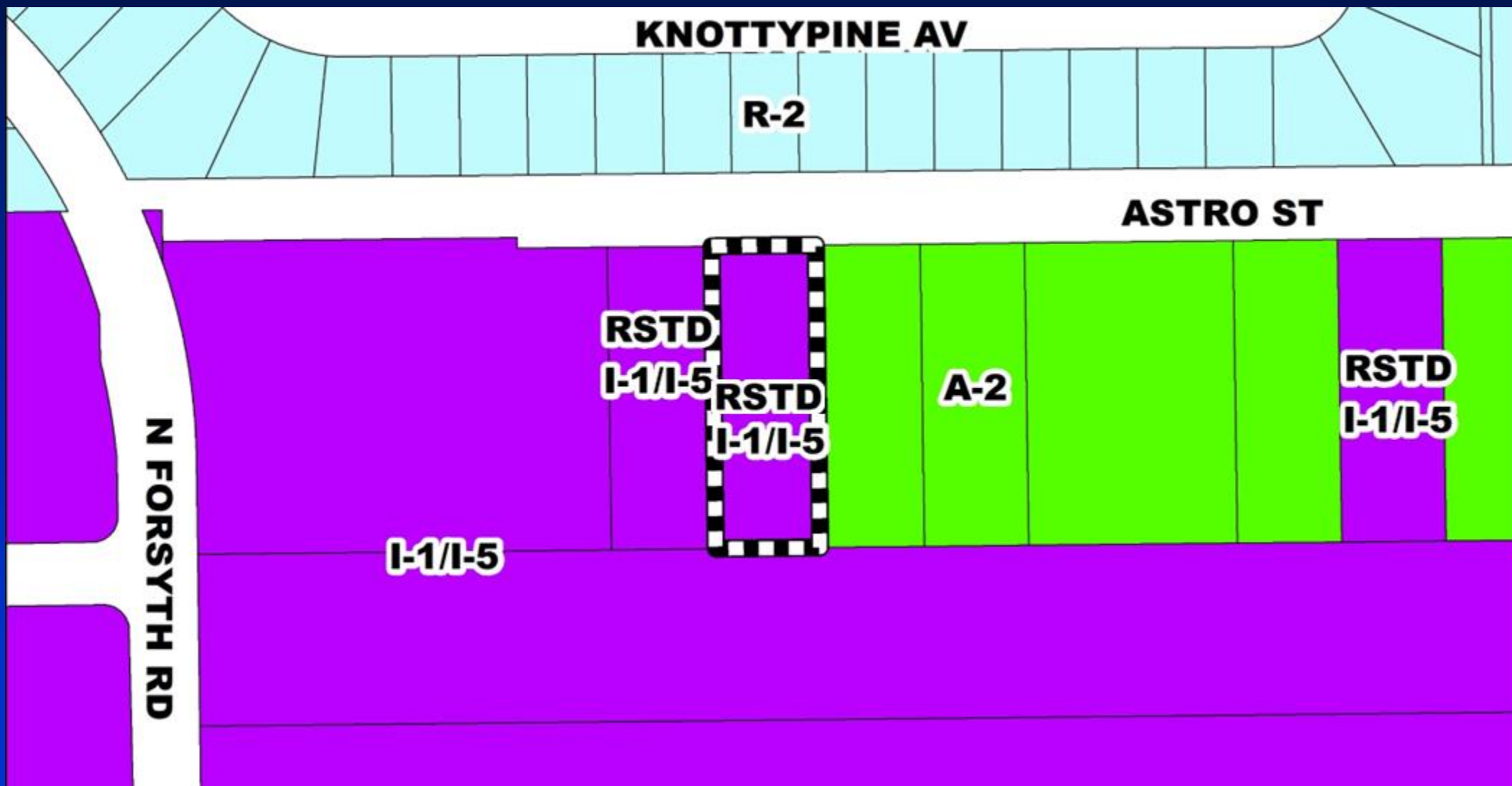
Current Zoning





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 29th (approved by the Board on May 21st)
- 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.