

# **Proposed Overlay Zone for the Pine Hills Neighborhood Improvement District (NID)**

**September 27, 2017**



# Presentation Overview

- **Background**
- **Need for an Overlay Zone in Pine Hills**
- **Typical Uses Prohibited in Other Overlay Zones**
- **Proposed Timeline**
- **Discussion**



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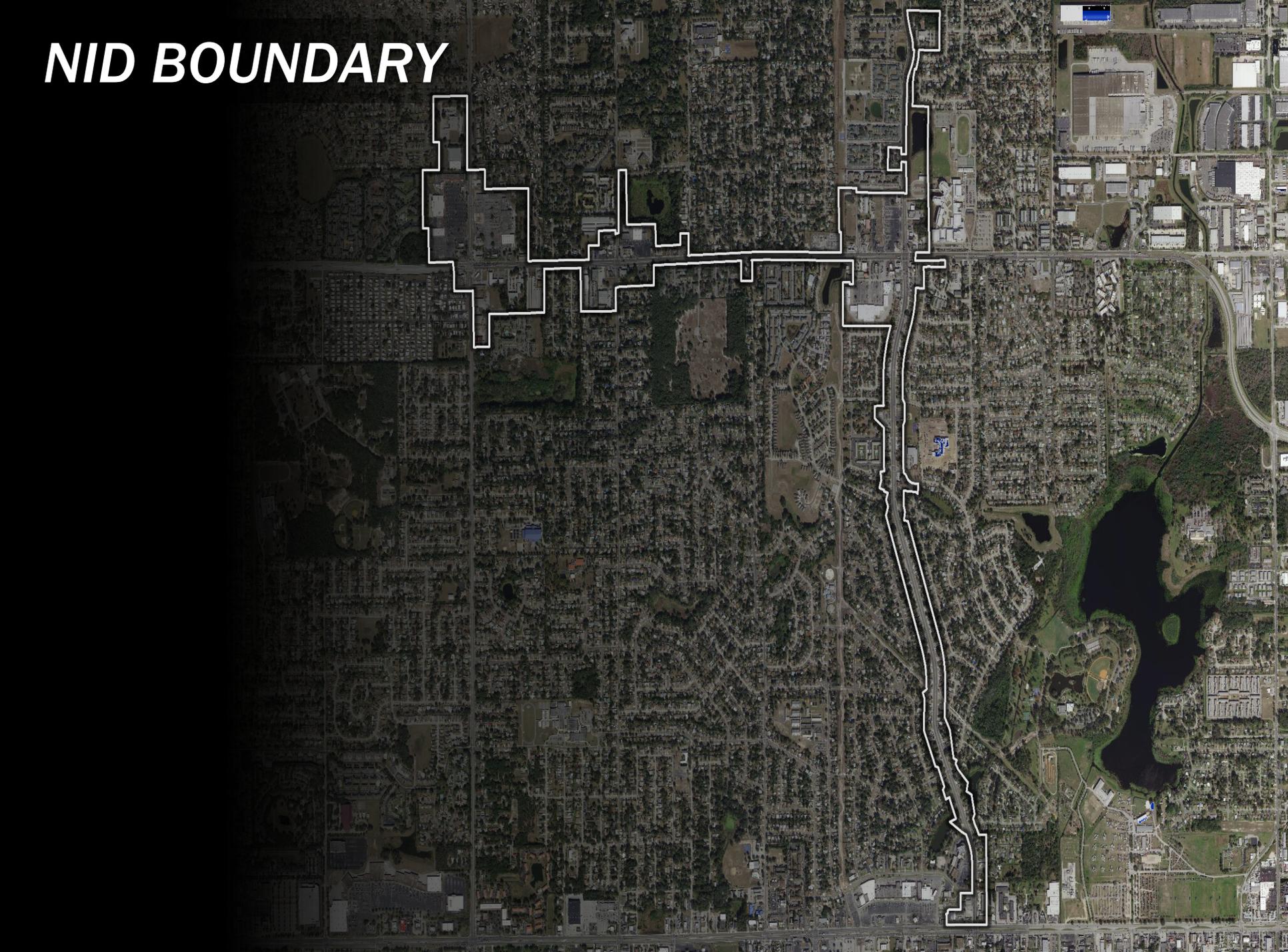


## ▪ What is zoning?

– Divides an area into zones to determine how a piece of land is used

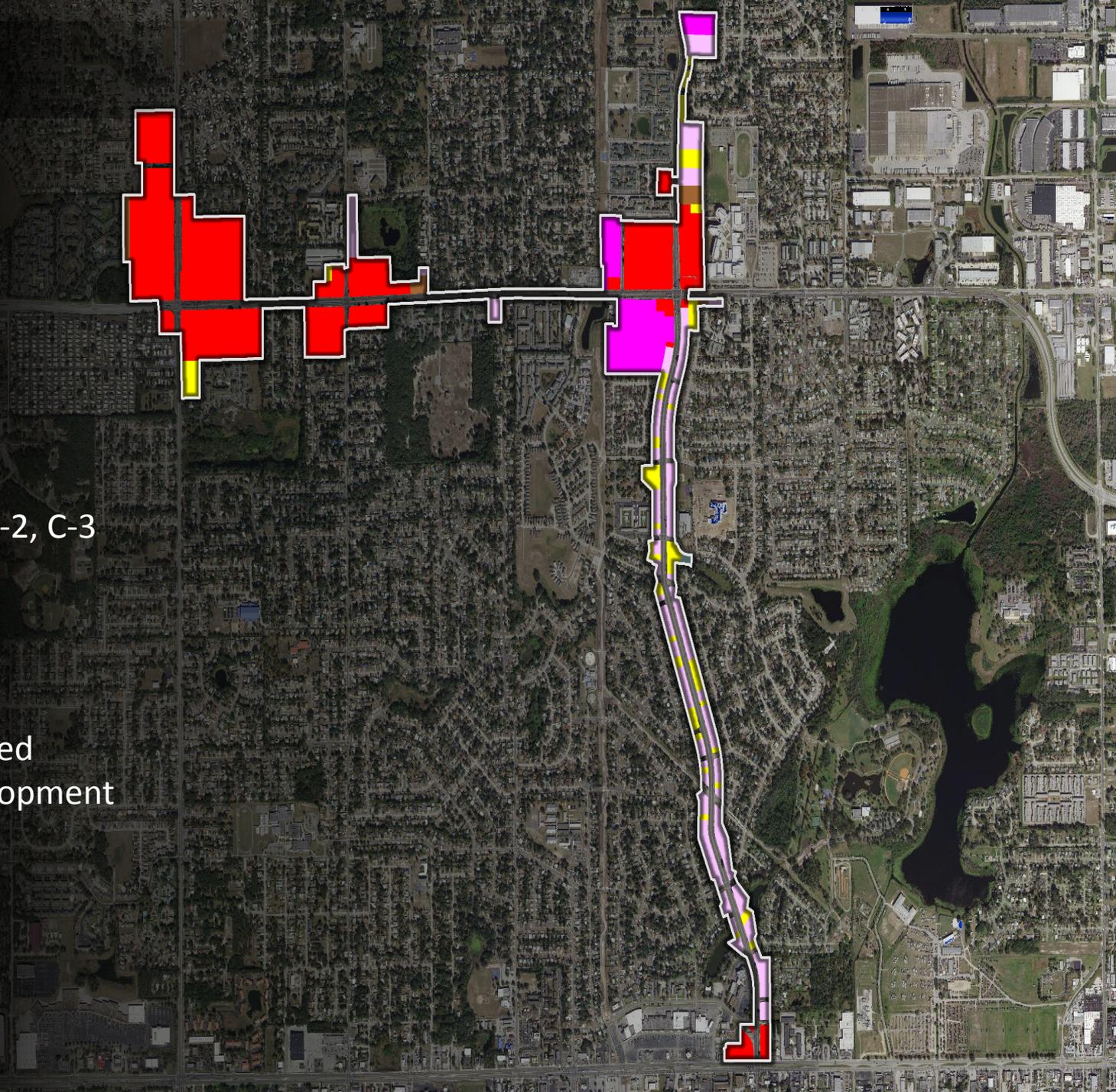
- Use (business)
- Placement
- Size of land and building

# ***NID BOUNDARY***



# ZONING

-  C-1, C-2, C-3
-  Office
-  R-3
-  Planned
-  Development  
R-1A

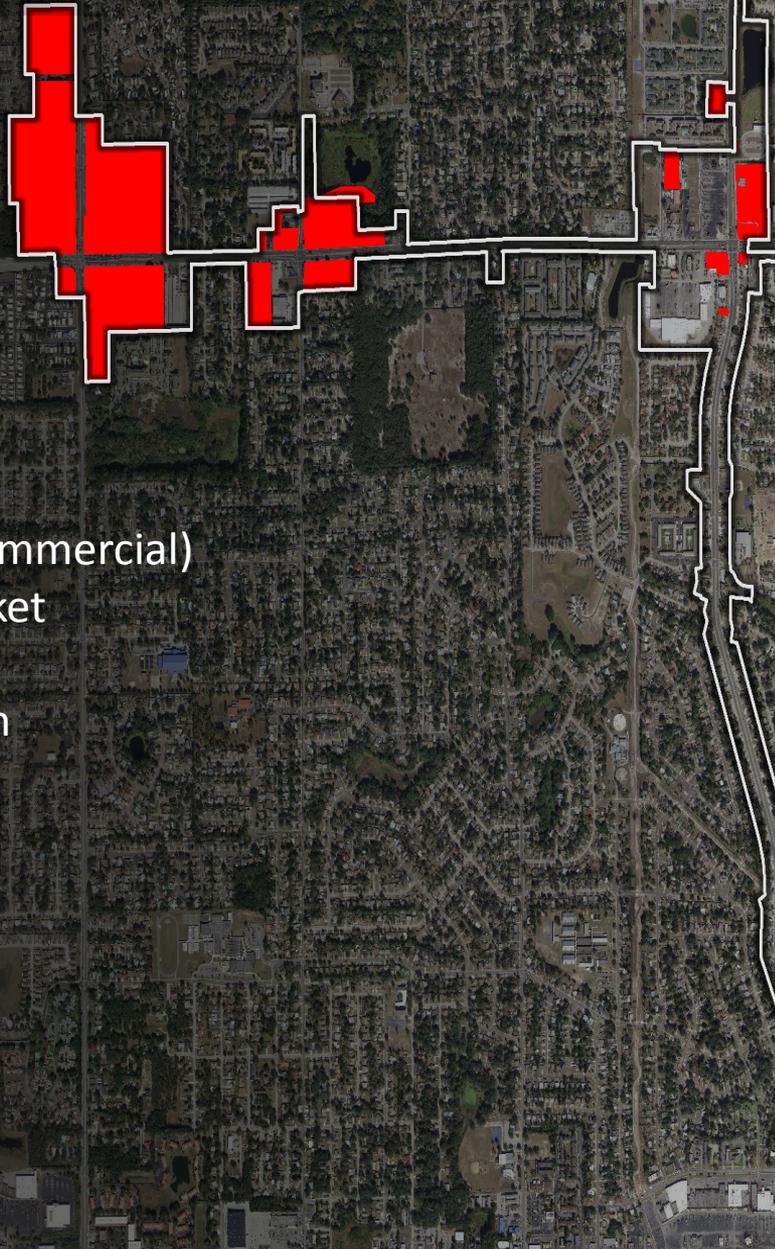


# C-1



C-1 (Retail Commercial)

- Supermarket
- Pharmacy
- Gas station
- Bank

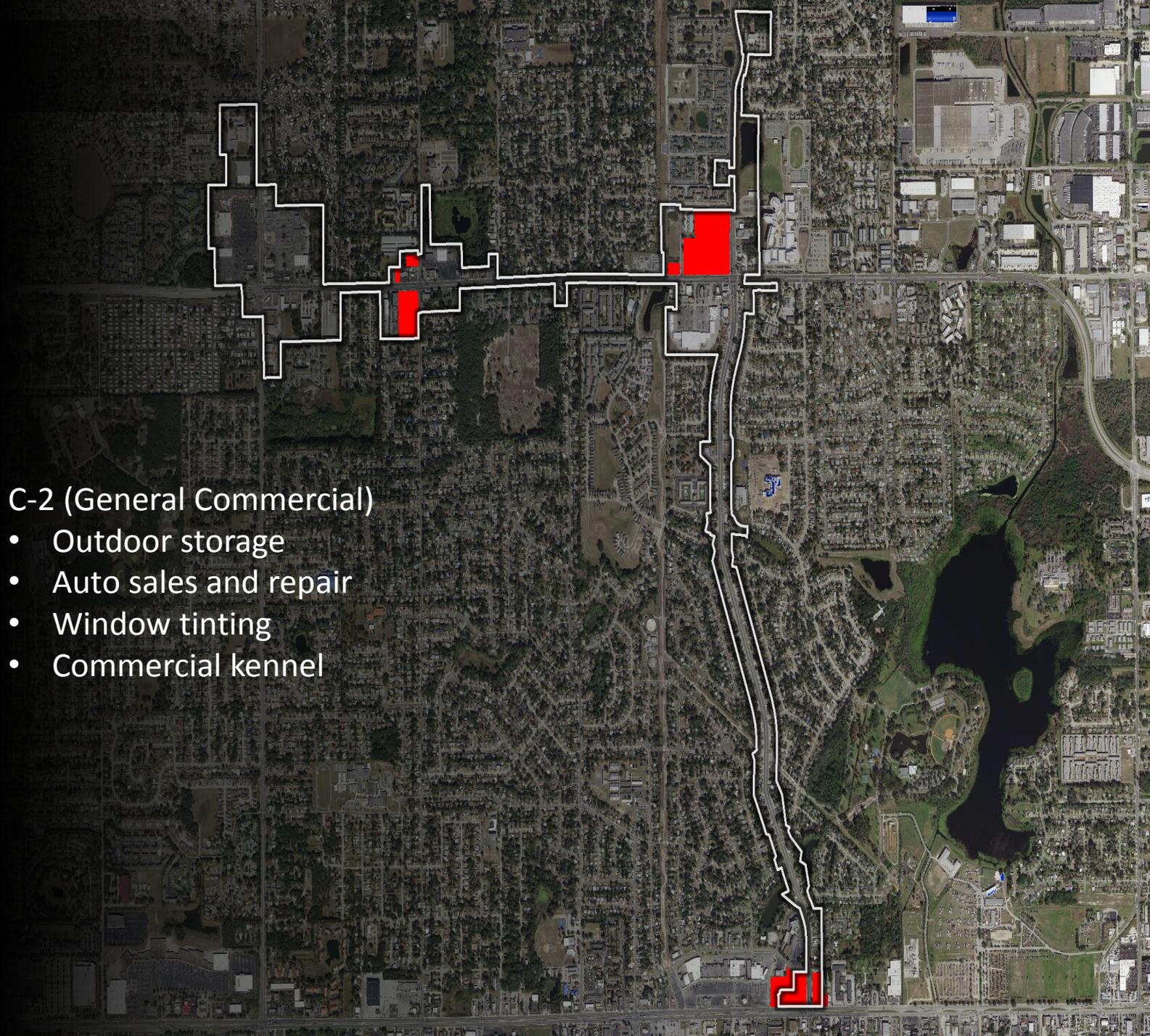


# C-2



## C-2 (General Commercial)

- Outdoor storage
- Auto sales and repair
- Window tinting
- Commercial kennel







- **What is an overlay zone?**
  - Special planning tool used to restrict certain new uses (businesses) from locating in an area
  - A tool to redevelop an area
  - 7 in Orange County
  
- **2004 Pine Hills Land Analysis and Strategic Plan**
- **2010 Pine Hills Economic Development and Market Analysis**



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- **16 pawn/gun shops and 7 liquor stores in Pine Hills\***
  - New liquor store at the entrance to Evans High School
  - Pawn/gun shop requesting outdoor storage and to sell used cars

\*32808 (July 2017)



- **Potential new businesses are turned off by certain uses**
- **Preventative measure**
- **An additional tool to revitalize Pine Hills**
- **Urban design standards**



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- ~~Pine Hills NID Meeting- Tuesday, September 12, 2017~~
- Pine Hills Community Meeting- Wednesday, September 27, 2017
- \*Pine Hills NID Meeting- Tuesday, November 7, 2017\*
- Planning and Zoning Meeting (work session)
- BCC Meeting (work session)
- Planning and Zoning Meeting (public hearing)
- BCC Meeting (first reading)
- BCC Meeting (second reading)



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