



CITY COMMISSION MEETING 01-28-20

Agenda Item

Request Form



ITEM: Modification to the Gateway Overlay District within the Unified Land Development Code.

BACKGROUND INFORMATION: At the January 14th City Commission Meeting, the Planning Staff were instructed to expand the Gateway Overlay District to include Baldwin Road and 3rd Street (located between Sherman Avenue and Maine Avenue). After reviewing the corridors in the City, the staff included Highway 231 also.

DEPARTMENT HEAD RECOMMENDATION: Discuss the proposed additions, offer guidance and redirect staff to hold meetings with the Planning Board for more detailed language on this zone.

The Gateway Overlay is defined in two locations within the City's Unified Land Development Code. Each location is simply restated verbatim.

These locations are:

Sec. 104-66. - Gateway Overlay (GO) (Formerly known as the Tourist Corridor Overlay); and

Sec. 105-4. - Gateway Overlay District (GO) Design Standards.

The definition is as follows:

B. District Defined. The GO District applies to non-residential land parcels of record within the City limits having frontage along the major roadways of U.S. Highway 98 / 15th Street; Harrison Avenue; Highway 368 / 23rd Street; Business U.S. Highway 98; Beck Ave; Highway 390; ~~and~~ Highway 77; **Highway 231; Baldwin Road and 3rd Street (from Sherman Avenue to Maine Avenue)**. The district ~~applies includes to~~ the property within 400 feet of the roadway (on each side of the road).