

MLK Station Area Plan Zoning and Neighborhood Plan Amendment Cases

Zoning Case C14-2008-0031

Zoning Case Details

The zoning case that has been filed is City initiated. It will enact the MLK Station Area Plan and change the base district zoning for all properties within the boundaries of the Station Area to TOD zoning. The Station Area Plan includes a Regulating Plan, which specifies the development and design standards applicable to all properties within the boundaries of the planning area.

Neighborhood Plan Amendments

- NPA-2008-0003.01 (Chestnut Neighborhood Plan)
- NPA-2008-0015.01 (East MLK Combined Neighborhood Plan)
- NPA-2008-0012.01 (Upper Boggy Creek Neighborhood Plan)
- NPA-2008-0008.01 (Rosewood Neighborhood Plan)

Neighborhood Plan Amendment Details

The plan amendment cases that have been filed are City initiated. They will amend neighborhood plans to do two things:

1. All properties within the Station Area Plan will have a future land use designation of Transit Oriented Development to clearly distinguish these properties on Future Land Use Maps (FLUMs). The Station Area Plans look at all of these properties in an integrated and holistic manner, so they should be designated on the FLUM as a unit even though there are multiple properties and property owners within the Station Area boundaries.
2. The main chapters of the MLK Station Area Plan will be included in each of the neighborhood plans being amended.