

# MUNICIPAL PLANNING BOARD

APRIL 20, 2010

**Case Number**

GMP2009-00021

**Applicant**

City of Orlando

**Requested Action**

Request to amend Figure UD-1 (Traditional City map) to revise the boundary of the Traditional City on certain commercial corridors to include both sides of the street, and corresponding amendments to UD-32 (View Corridors map) to provide consistency with the amendment to Figure UD-1 and the revisions to the Traditional City boundary.

**Recommendation**

Approval of the Growth Management Plan Amendment and authorization for City Staff to prepare an ordinance for consideration by City Council.

**Project Planner**

Jason Burton, AICP



Updated: April 14, 2010

## AGENDA ITEM 18 ■ TRADITIONAL CITY BOUNDARY

**Background**

The City of Orlando has previously identified a “Traditional City,” which largely consists of an area identified to retain and perpetuate the positive design characteristics of the pre-World War II sections of the City. The Traditional City area identified in our Growth Management Plan has been previously identified as the area that was platted prior to 1945. The Traditional City is the City of Orlando’s most effective and distinctive form-based code instrument, which requires a number of prescribed urban design standards that are reflected in the City’s Land Development Code, such as:

- Requiring that commercial parking be located behind or to the side of buildings to create a pedestrian friendly environment.
- Reduced setbacks to allow buildings to be pulled up to the street to create a sense of place.
- Limitations on the placement of residential garages or required parking in order to alleviate them from becoming the dominant architectural theme of development.

The Traditional City boundary is shown on a map in the Urban Design element of the Growth Management Plan, and is labeled as Figure UD-1. The Land Development Code implements the above mentioned standards by adding an overlay zoning of “/T”.

The Traditional City Boundary was last amended in October 2006 by recommendation of the MPB in order to account for an additional subdivision that was annexed into the City of Orlando (Dubsread area near College Park) which retains traditional characteristics. At this time, portions of the Rose Isle/Orwin Manor subdivisions were deleted, as the characteristics of parts of these neighborhoods had changed so dramatically over time, that the positive design elements of the pre-World War II city were largely lost, or areas were annexed into the City of Winter Park. The Traditional City was also previously amended in 1999 to rectify the location of pre-World War II subdivisions in relation to the location of the boundary.

Additionally, as certain neighborhoods are annexed into the City of Orlando from Pre-World War II areas, the project planner and urban design staff evaluate the development pattern to recommend the most appropriate zoning district. In the case of some neighborhoods, the “/T” - Traditional City zoning overlay has been added, yet the Growth Management Plan maps have not been amended to reflect an area. Such is the case for the Rock Lake neighborhood, which is located generally east of Tampa Avenue and south of Colonial Drive.

**Analysis**

Much of the Traditional City boundary terminates at the middle of commercial thoroughfares, where development occurs on both sides of the street, yet each side is treated differently from an urban design perspective. These particular thoroughfares existed at the end of World War II, and often pre-war development occurred on both sides of the street, as the available aerial photography from this time period demonstrates (see subsequent pages for photos).

As with all form-based code requirements, the Traditional City zoning overly prescribes urban form regulations that describe desirable architectural features of development. A key factor in form based code techniques is that they work best when the changes occur at mid-block, as prescribed by the Smart Code “Transect”, below.



The Urban Design element also includes policies that “ensure that all infill development will have a concentrated urban form and positive Traditional City design elements”, and further encourages that the Traditional City requirements be promoted for all Activity Center future land use designations, even when they are outside the Traditional City boundary. Additionally, the Objective 1.3 of the Urban Design element requires that development in the Robinson Street/Bumby activity center (which is outside of the Traditional City) incorporate the positive design elements of the Traditional City.

**Proposed Amendment**

The City of Orlando proposes to amend the boundary of the Traditional City to incorporate the Rock Lake neighborhood in order to reflect the zoning that has been assigned to this neighborhood. In addition, it is proposed that the following commercial thoroughfares on the edge of the current boundary be completely brought into the Traditional City, such that properties on opposite side of the street from the current Traditional City is within the boundary:

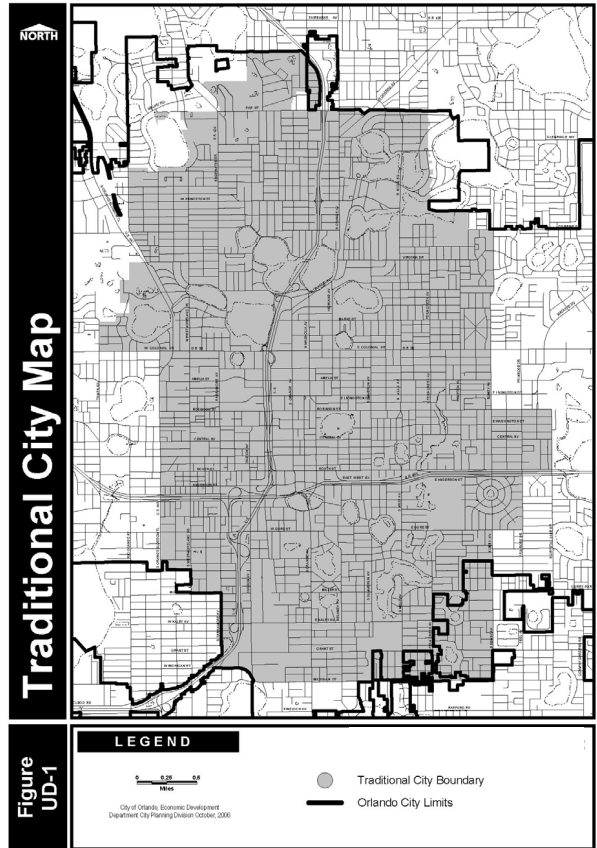
- West side of Orange Blossom Trail generally from West Colonial Drive to Columbia Street;
- South side of Michigan Street from Interstate 4 to South Bumby Avenue;
- East side of Bumby Avenue from East Robinson Street to Rose-dale Street (just north of East Colonia Drive); and
- North side of Robinson Street from North Bumby Avenue to North Crystal Lake Drive.

**Recommendations and Findings**

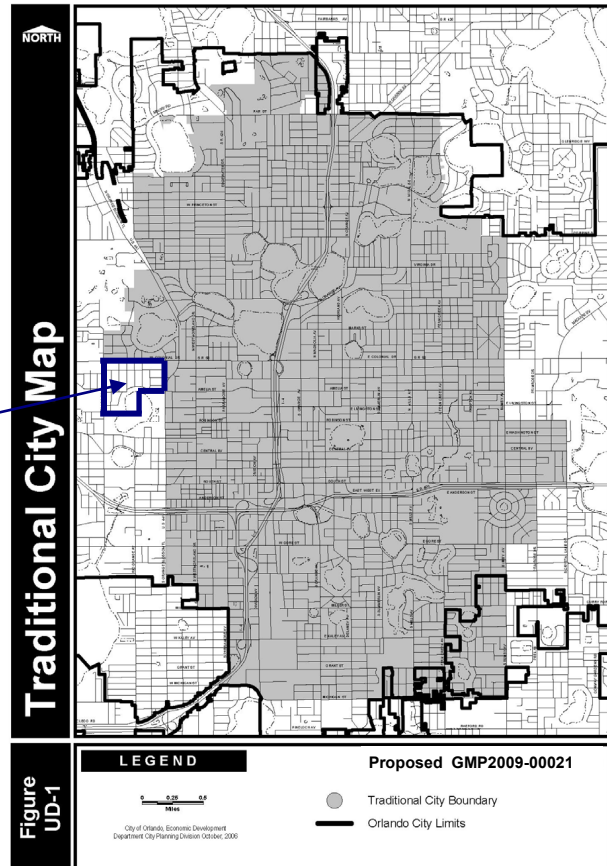
Approval of the Growth Management Plan Amendment and authorization for City Staff to prepare an ordinance for consideration by City Council.

In review of the proposed GMP amendment, it is found that:

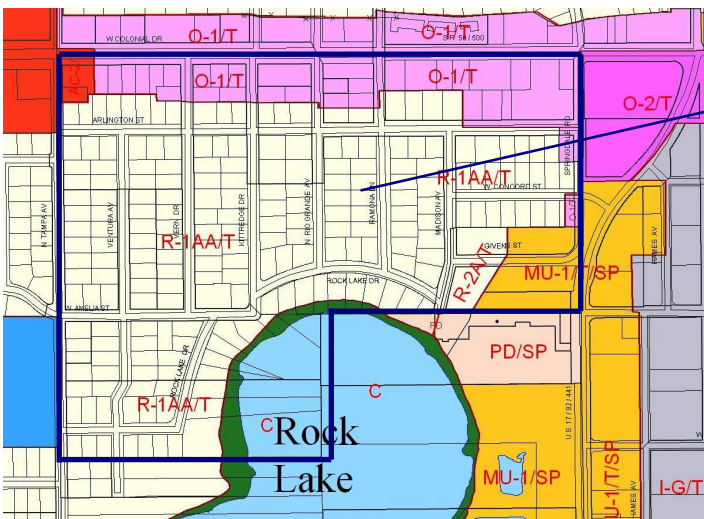
1. The proposed Urban Design Element amendment is consistent with the State Comprehensive Plan (Chapter 187, Florida Statutes).
2. The proposed Urban Design element amendment is consistent with the East Central Florida Strategic Regional Policy Plan
3. The proposed Urban Design Element Figure UD-1 and UD-32 is consistent with the requirements for Comprehensive Plan goals, objectives and policies of Chapter 96-5.005, Florida Administrative Code (FAC).
4. The proposed Urban Design Element amendment is consistent with the provisions of Chapter 163, Part II, Florida Statutes.
5. The proposed Urban Design Element amendment is consistent with the objectives and policies of the City's adopted Growth Management Plan (GMP).
6. The proposed Urban Design Element amendment is consistent with all applicable requirements of the City of Orlando Land Development Code.



Above: Existing Traditional City Map.

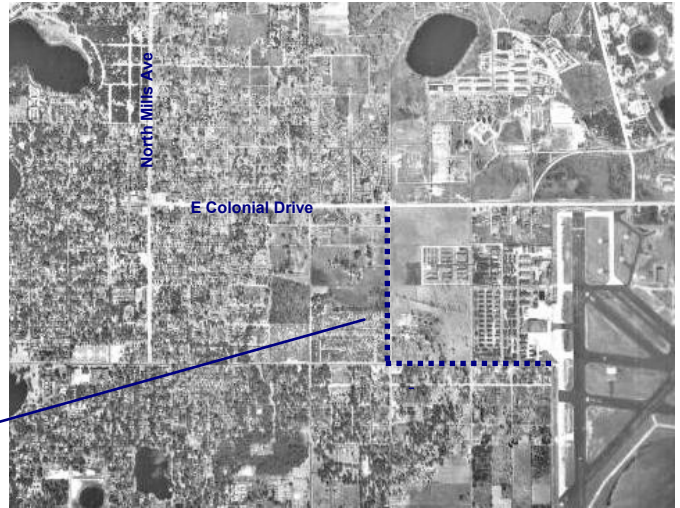
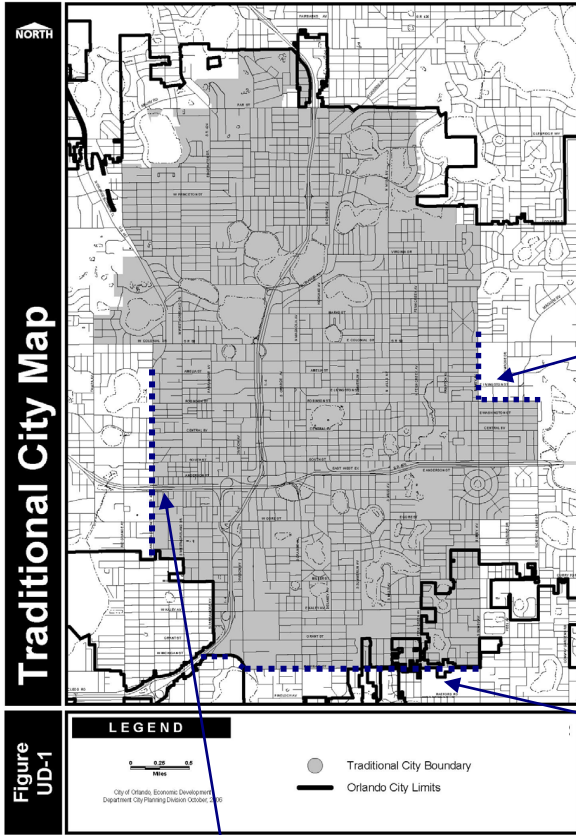


Above: Proposed Traditional City amendment for Rock Lake.

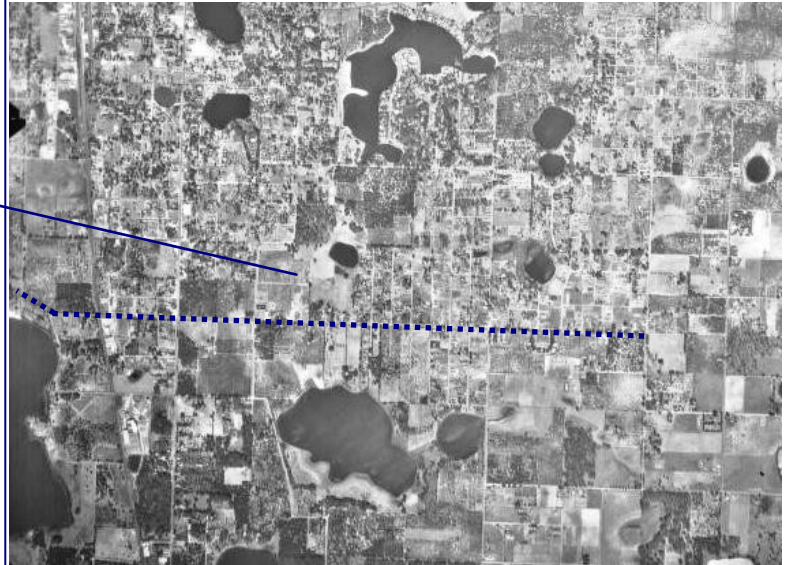


Above: Rock Lake Neighborhood, showing zoning overlay of /T - Traditional City, which needs to be correlated with UD-1.

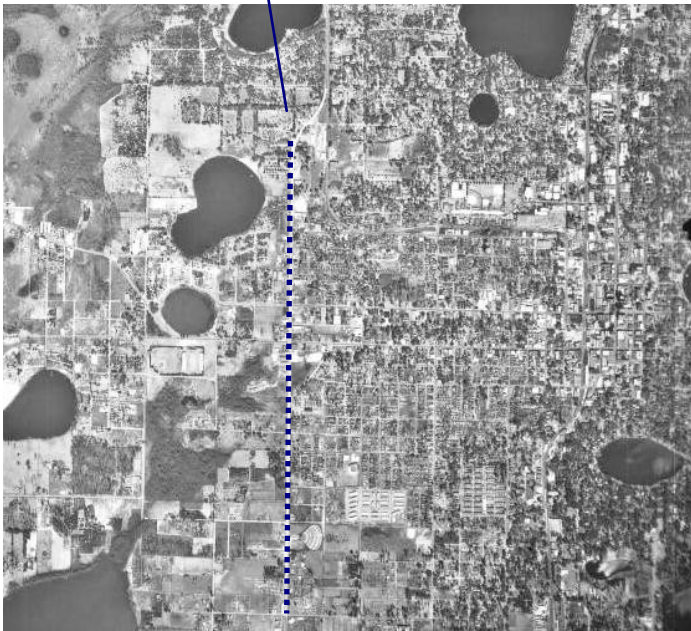
Below: Proposed commercial thoroughfares where development fronting on both sides of the roadway would be within the Traditional City (OBT, Michigan, Bumby, and Robinson).



Above: 1947 aerial photo showing development beyond the Traditional City boundary on Robinson and Bumby.



Above: 1947 aerial photo showing Michigan corridor from Lake Holden to Bumby Avenue.



Above: 1947 aerial photo showing OBT corridor.