An aerial photograph of a residential neighborhood. A specific parcel is outlined in white and labeled 'L-5644-21C'. The parcel is located on Edgewood Drive, which runs diagonally from the top right towards the bottom center. Other streets visible include Pickettville Rd, Keen Rd, Bright Ave, Vance St, and Walter Rd. The area contains several houses, some with swimming pools, and green spaces.

Land Use Amendment L-5644-21C Ordinance 2022-082 Edgewood Drive

*Waterways Commission
March 9, 2022*

L-5644-21C Land Use Amendment

**Adoption Ordinance
Ordinance Number 2022-082**

Public Hearing Dates

Planning Commission – Thursday, March 3, 2022

City Councils First Hearing – Tuesday, March 8, 2022

City Council LUZ Committee – Tuesday, March 15, 2022

Final City Council Hearing – Tuesday, March 22, 2022

L-5644-21C (2022-082)



Location

4016 & 4044
Edgewood Drive



Size

Subject Site: 3.78 Acres
Wetlands: 0.88 of an acre



Current Land Use

Low Density Residential
(LDR)



Sub-Drainage Basin

Little Sixmile Creek



Drainage Basin

Trout River



Proposed Land Use

Light Industrial (LI)

L-5644-21C Development Potentials (2022-082)

Current Development Potential: LDR

- *5 Dwelling Units per Acre*
- *18 Dwelling Units*

Proposed Development Potential: LI

- *0.40 FAR*
- *65,626 Sq. Ft. of Industrial Space*

Land Use Amendment L-5644-21C
Ordinance 2022-082

Current Land Use Map

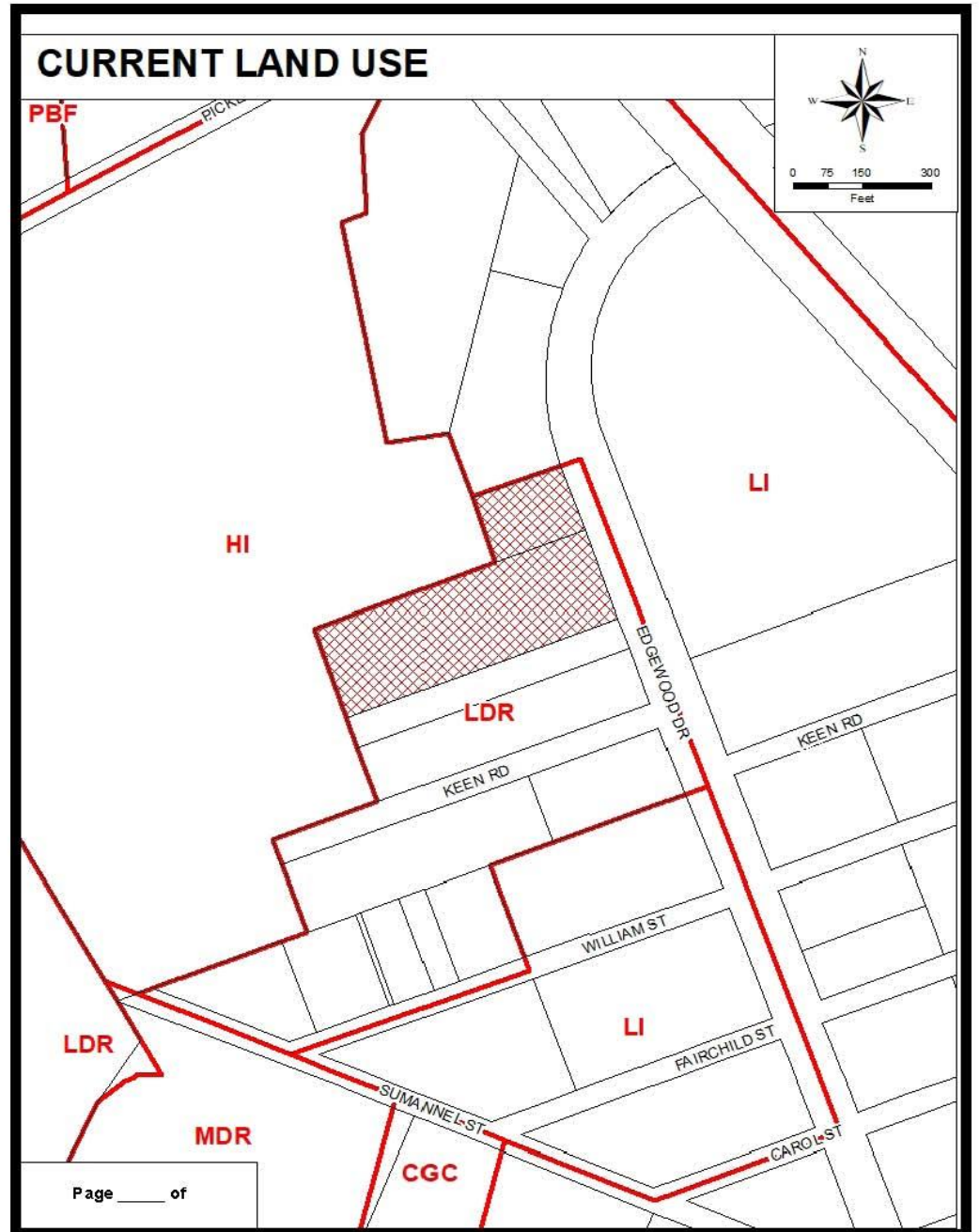
Site Land Use

Low Density Residential

Surrounding Land Use

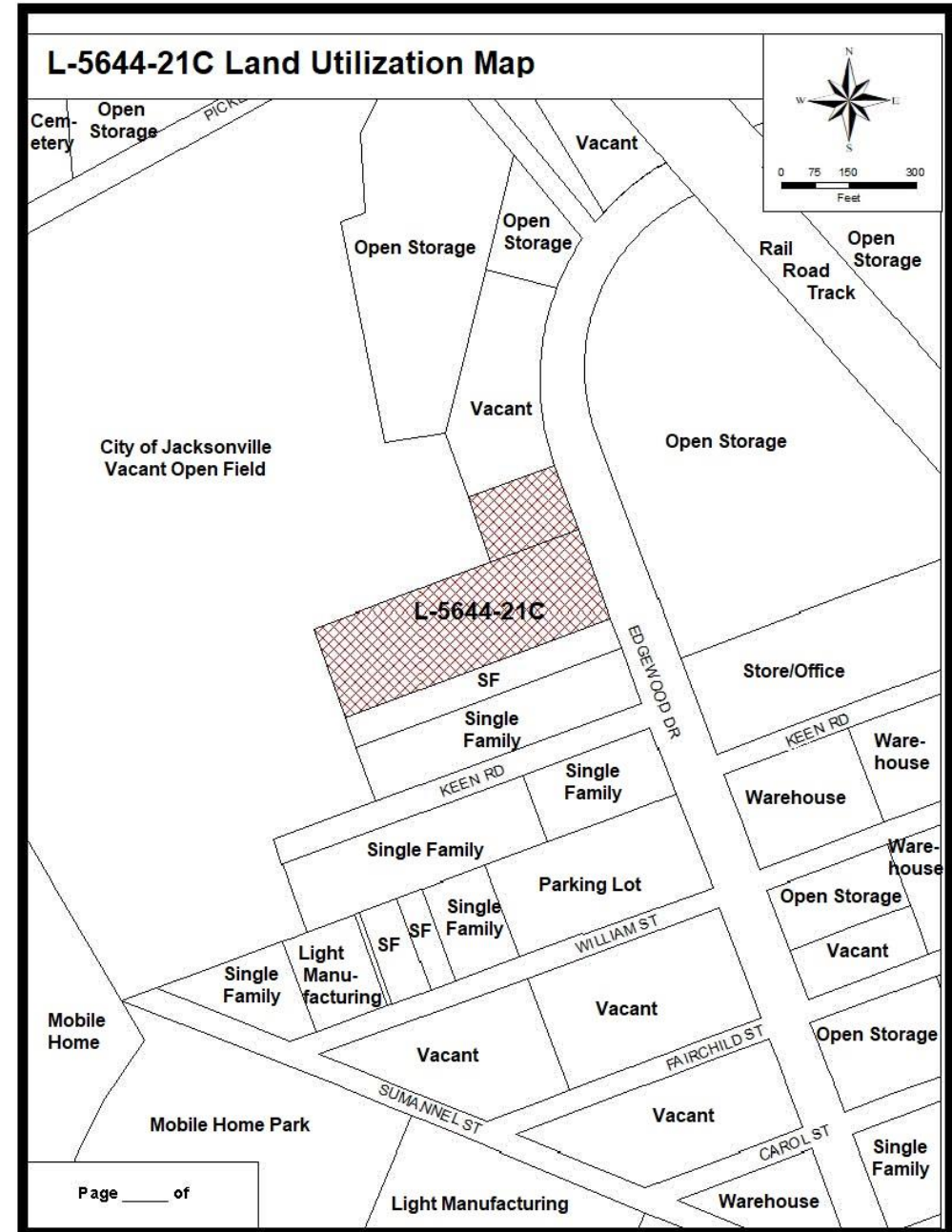
Low Density Residential (LDR), Light Industrial (LI) and Heavy Industrial (HI)

Land Use Amendment L-5644-21C is proposing a Land Use Change from LDR to LI



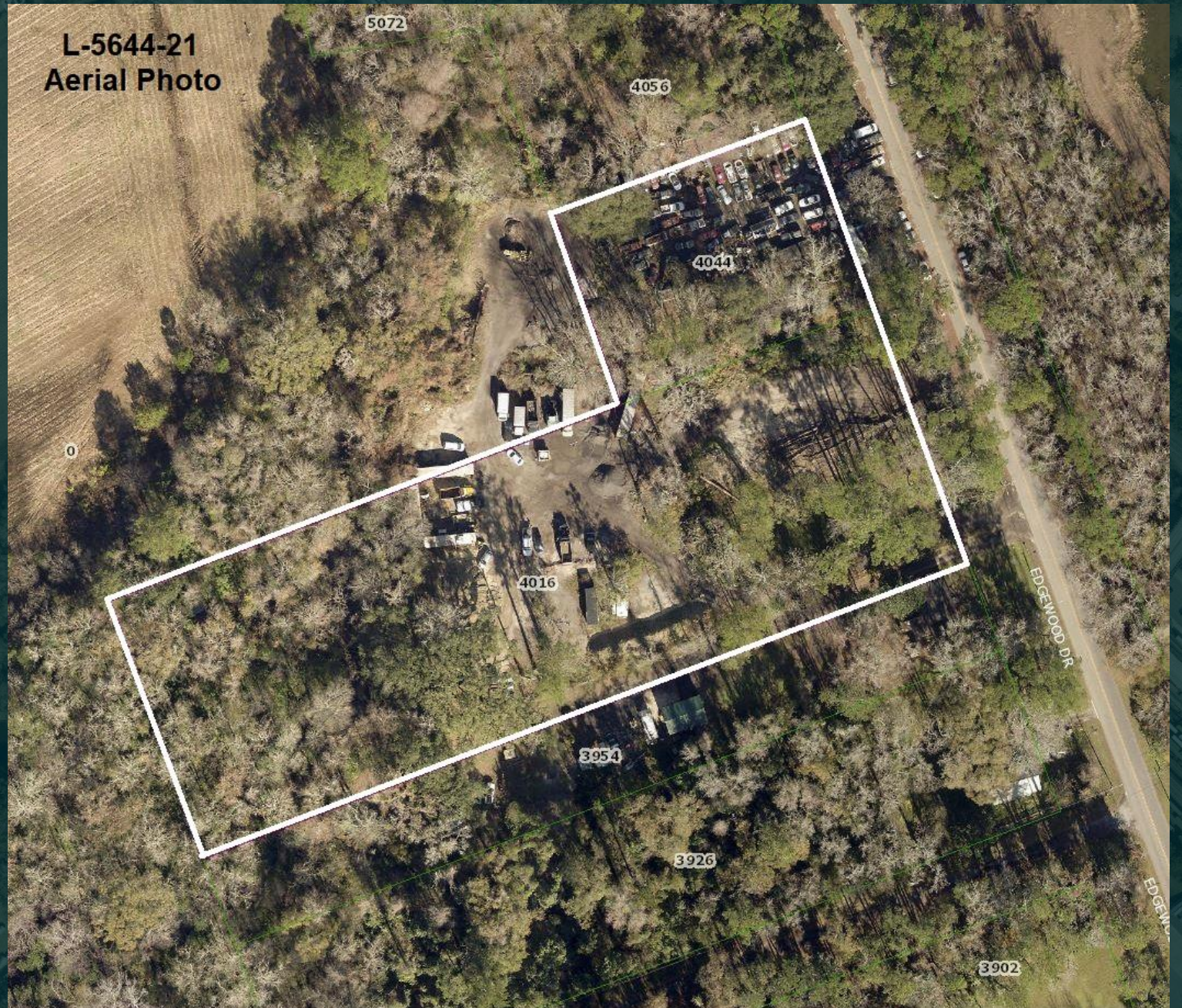
Land Use Amendment L-5644-21C
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Land Utilization Map



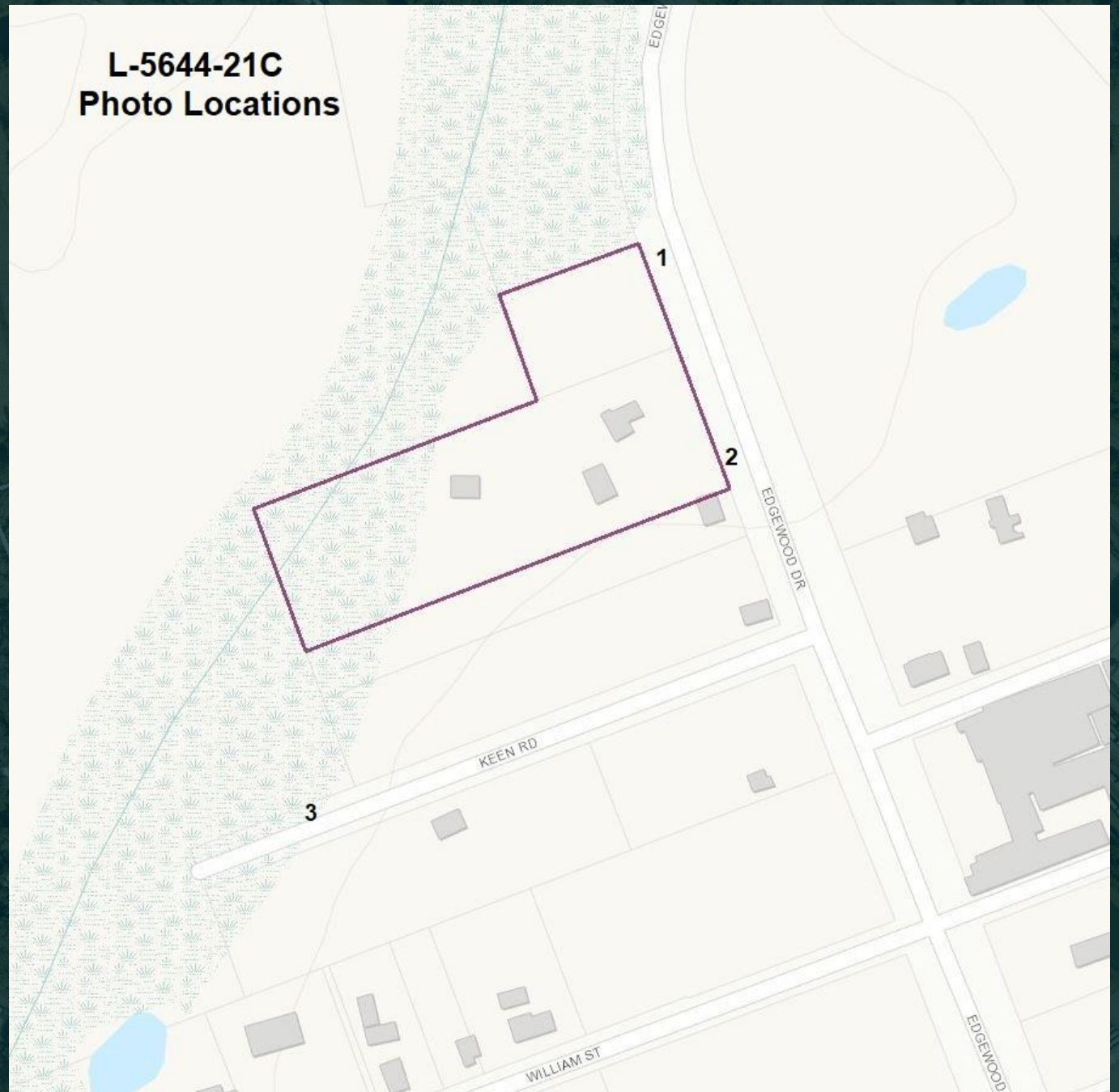
Land Use Amendment
L-5644-21C
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Aerial Map



Land Use Amendment
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Photo Locations



Land Use
Amendment
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**Westerly
view from
Edgewood
Drive**



Land Use
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Westerly
view from
Edgewood
Drive



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**Northerly
view from
Keen Road
Application
site is 150
feet to the
north.**



**Land Use
Amendment
L-5644-21C
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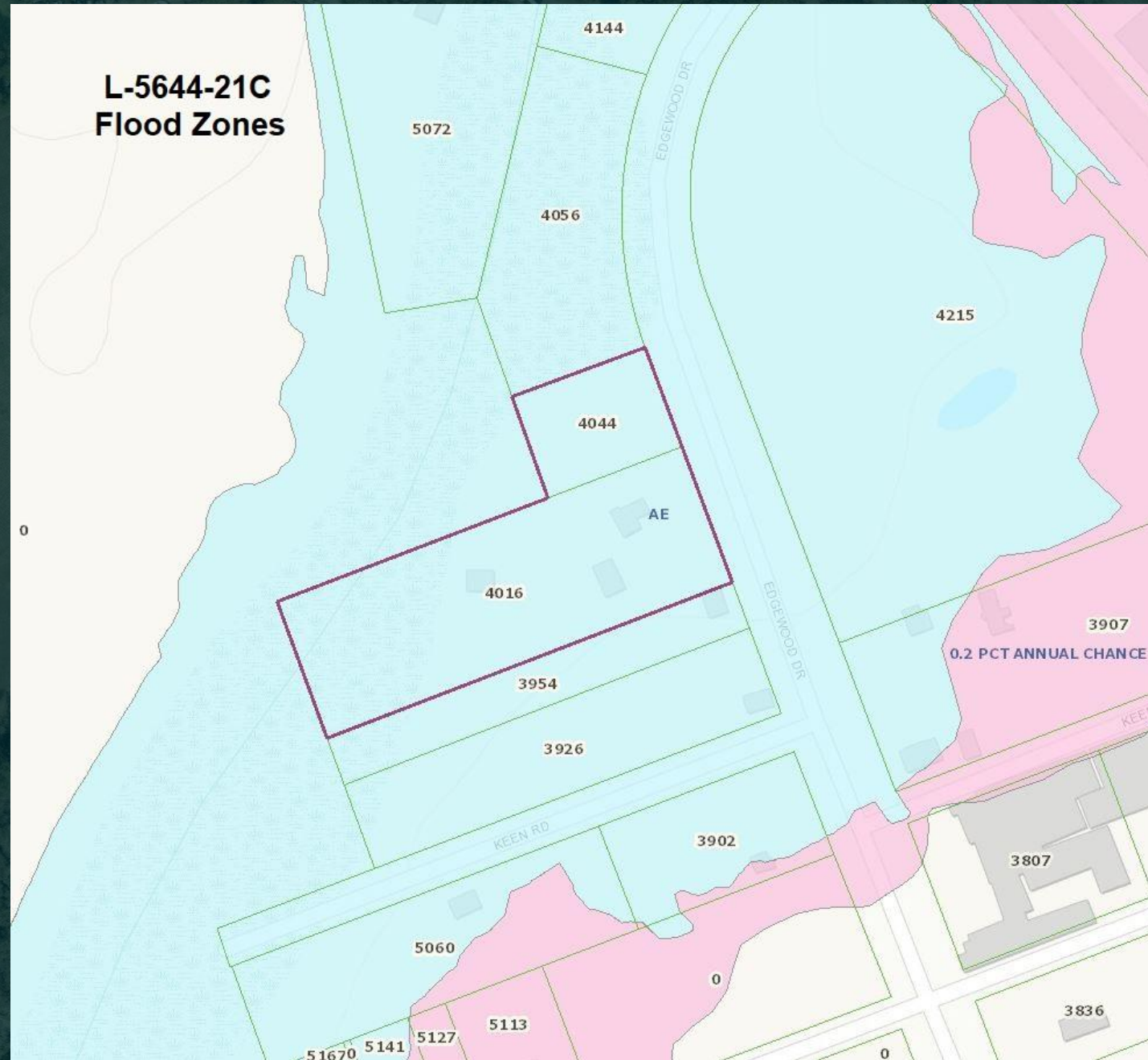
**Wetlands
Map**

**Wetland
Acreage 0.88**



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Flood Zones
Map



Land Use
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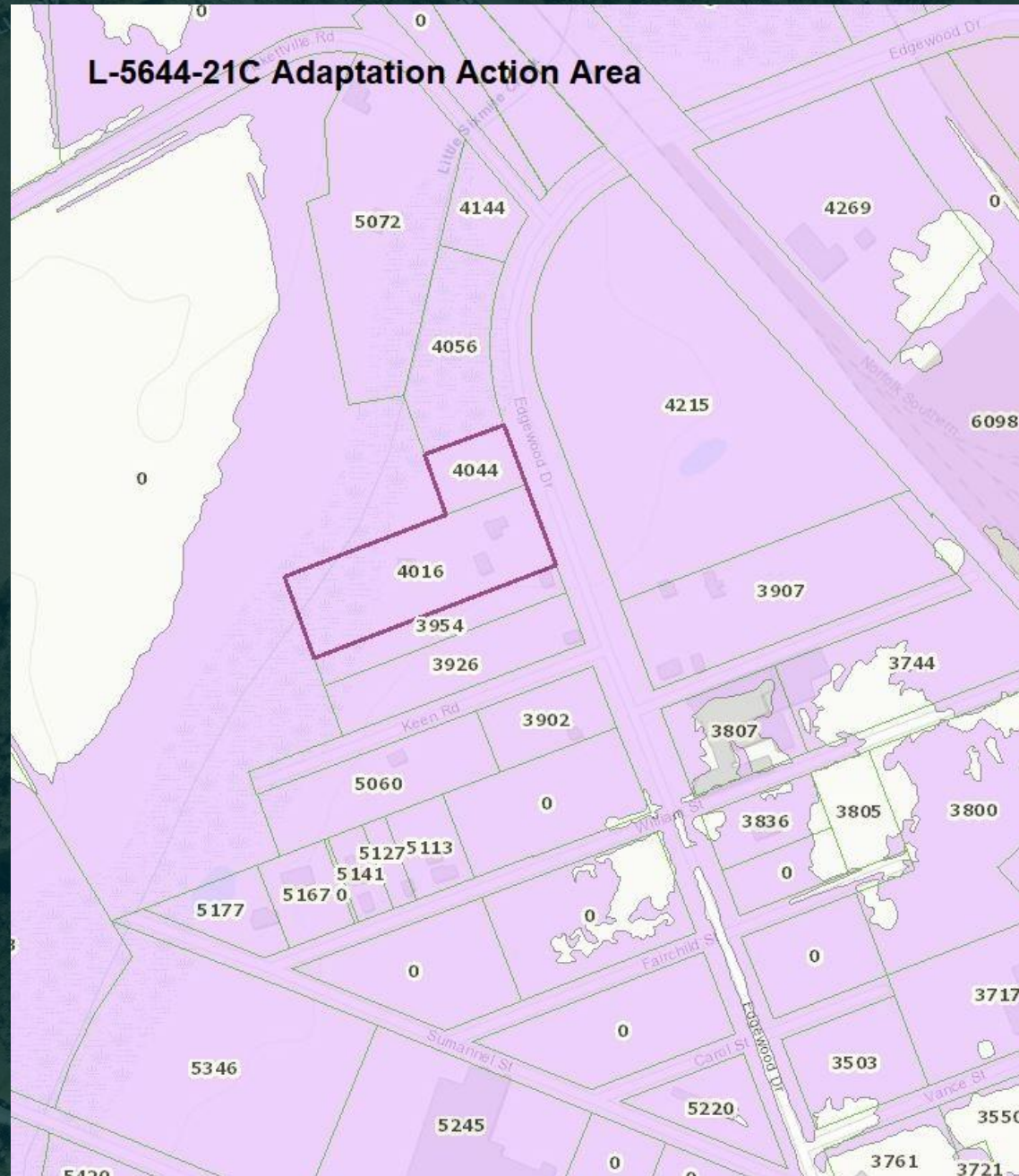
Coastal High
Hazard Area
Map

L-5644-21 Coastal High Hazard Area



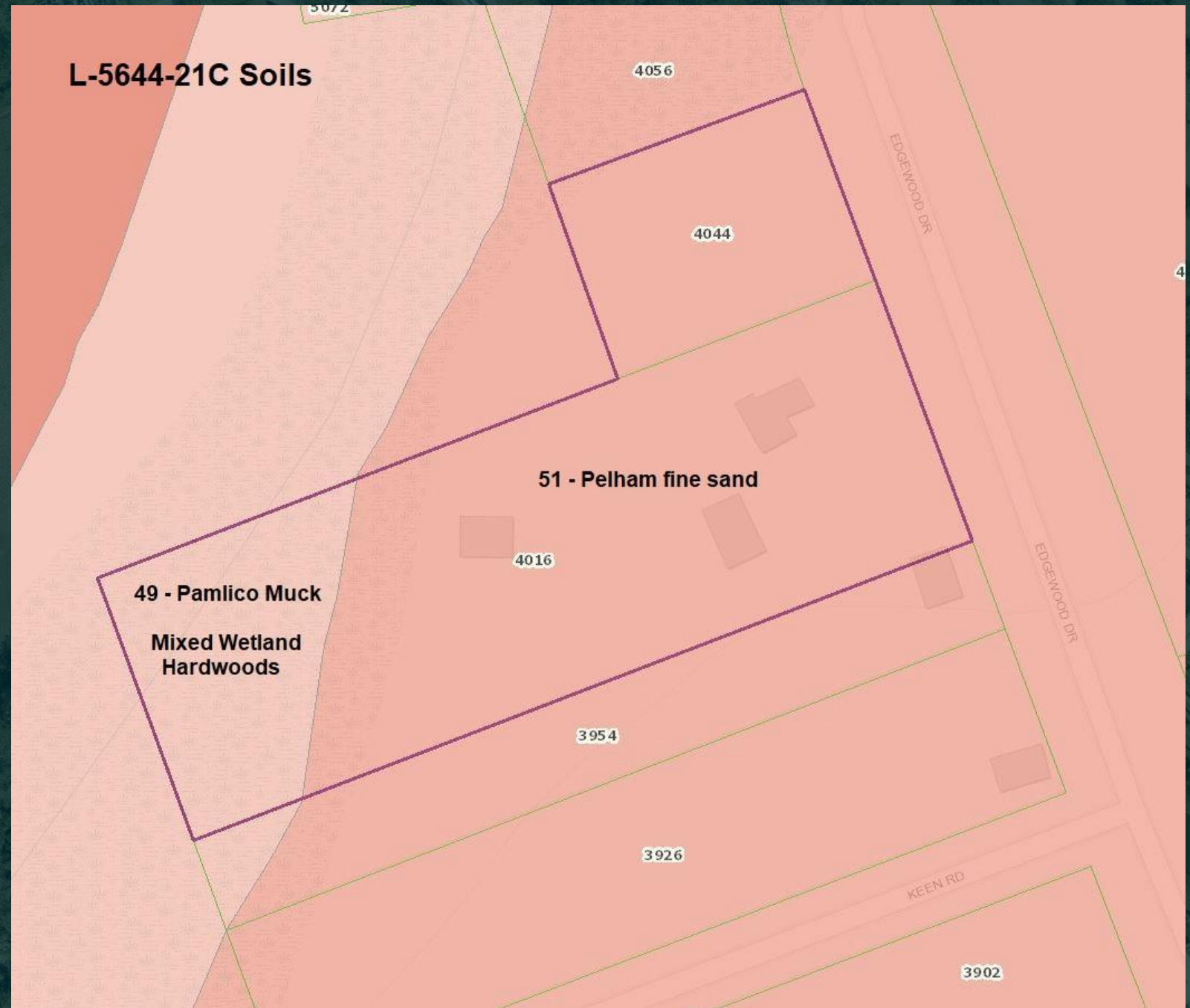
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Amendment
L-5644-21C
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**Adaptation
Action Area
Map**



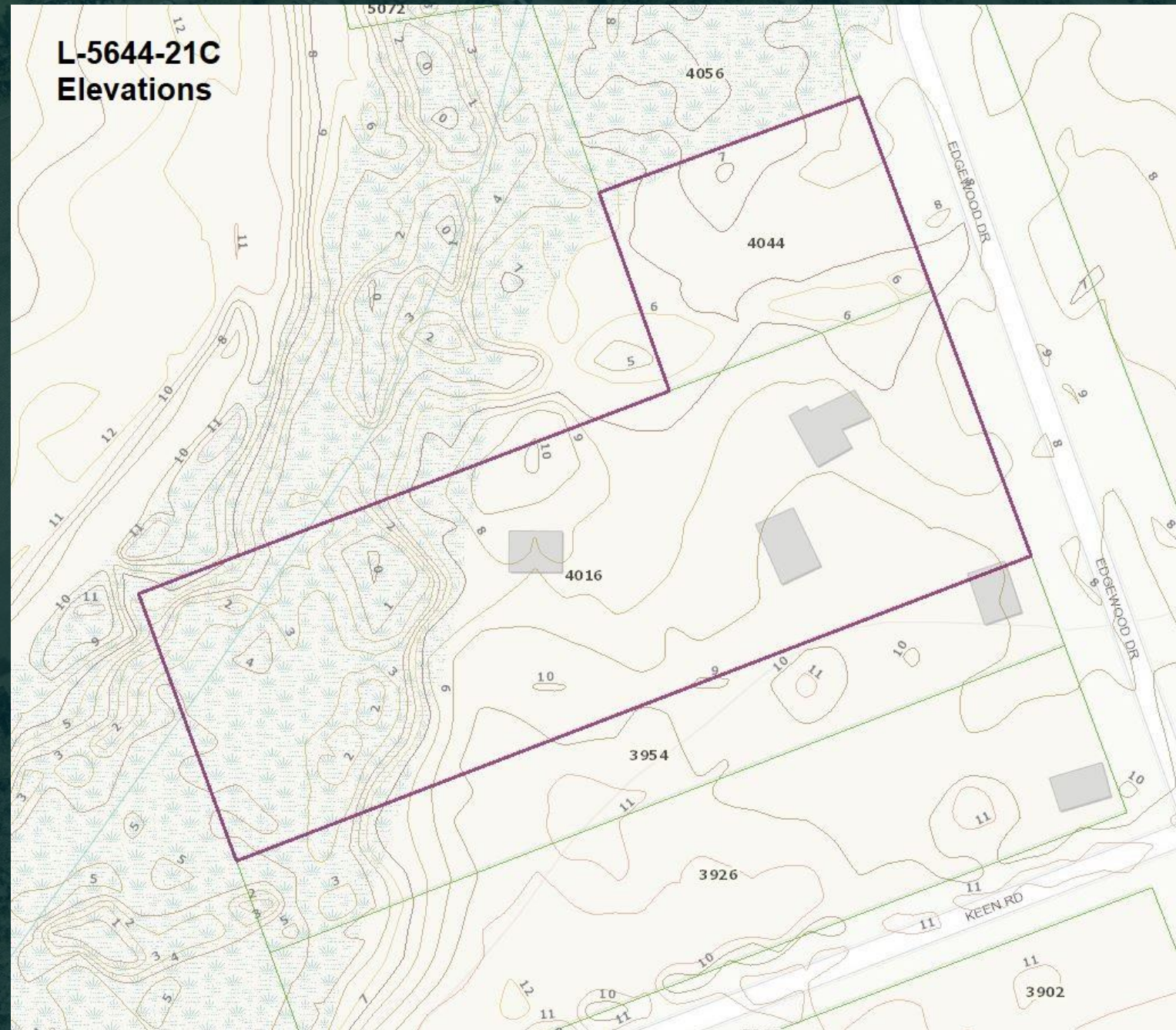
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Soils Map



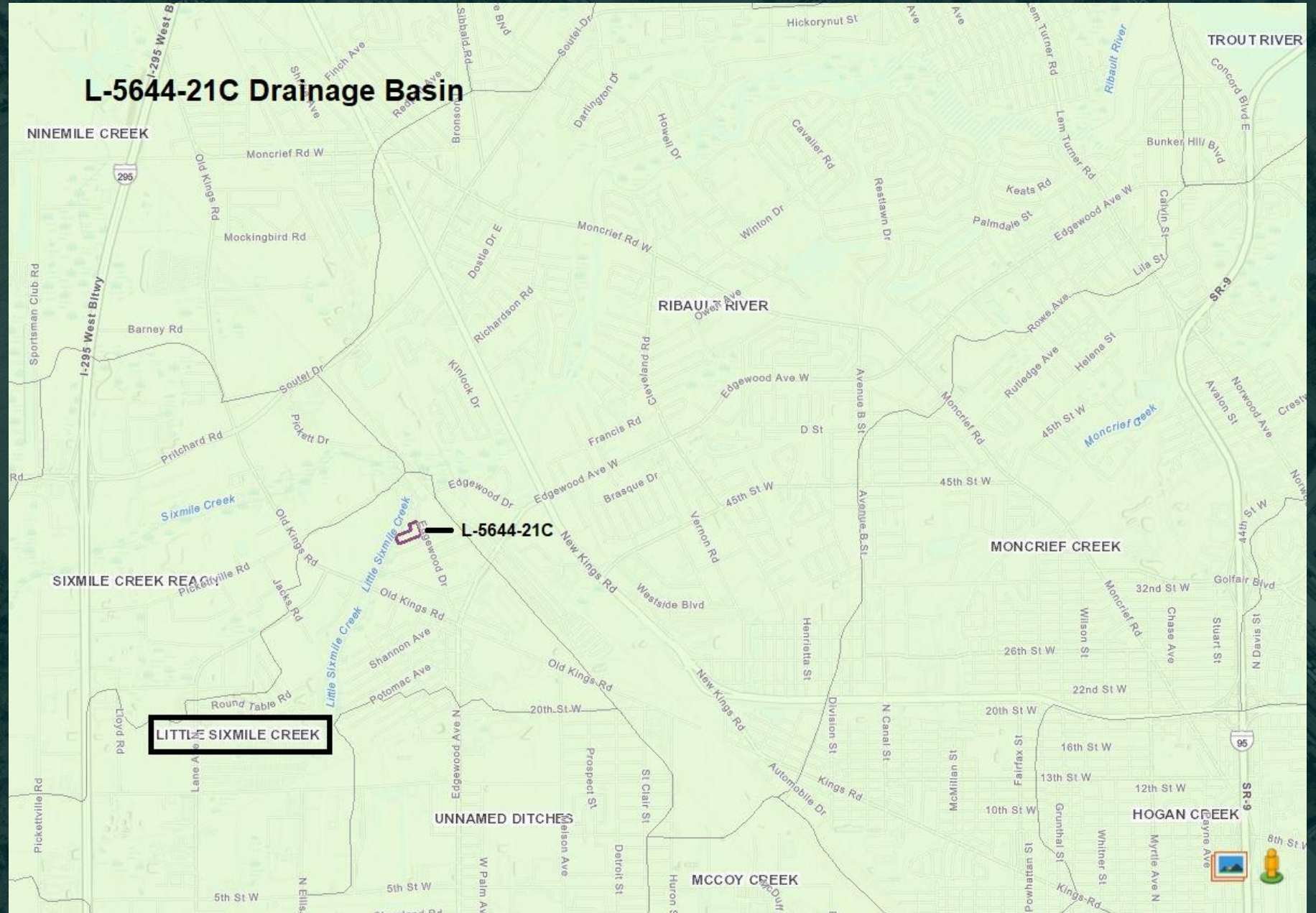
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Elevations
Map



Land Use
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Drainage
Basins Map



Land Use
Amendment
L-5644-21C
Ordinance 2022-082
Drainage Path
Map
Application Site
↓
Little Sixmile Creek
↓
Sixmile Creek
↓
Ribault River
↓
Trout River

