

Port St. John Small Area Study (SAS)

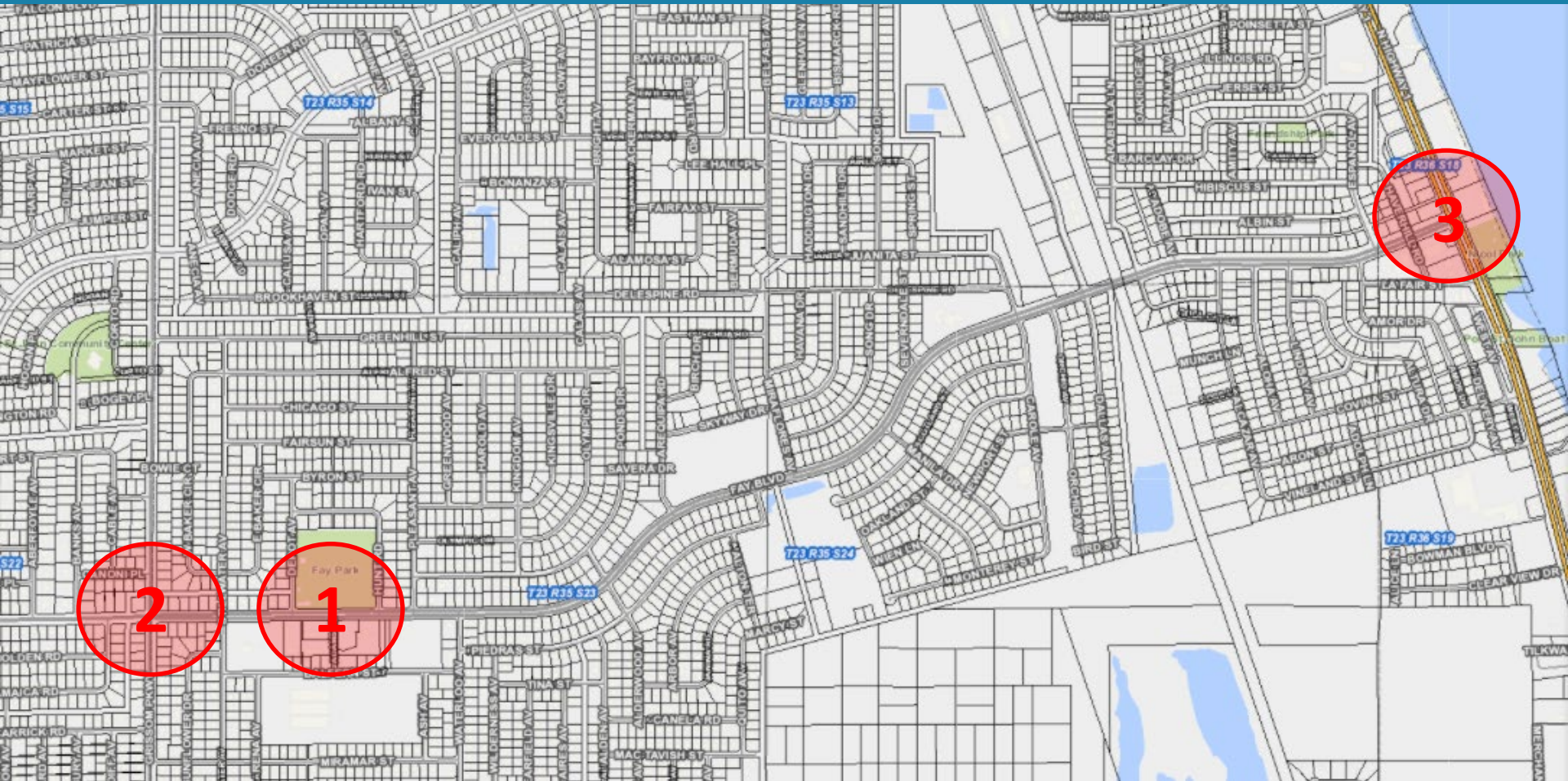


September 24, 2020

Recommendations

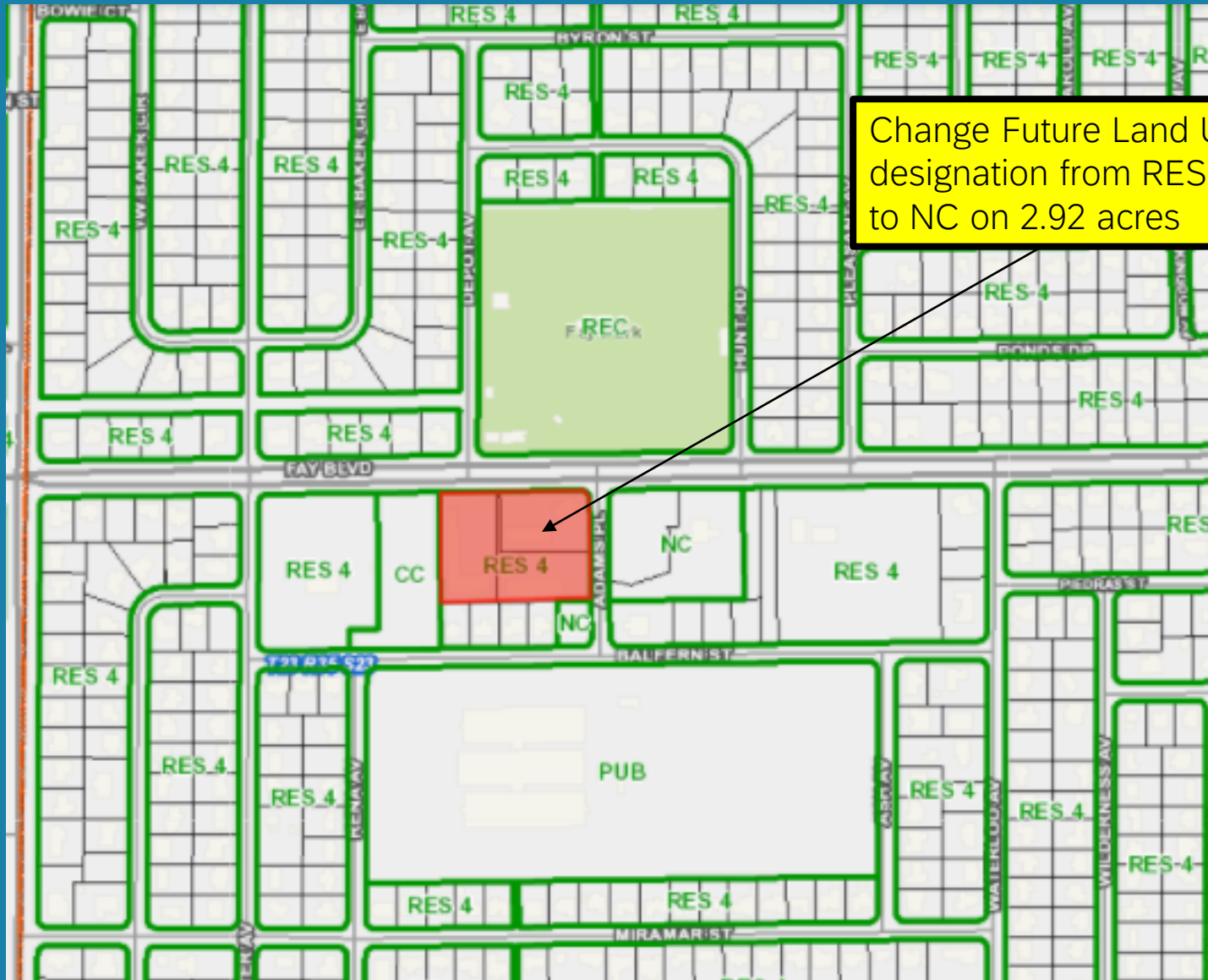
- Staff has identified three areas for consideration:
 - Fay Blvd. (Stillwater Ave. to Waterloo Ave.)
 - Intersection at Fay Blvd. and Grissom Pkwy.
 - Intersection at Fay Blvd. and US 1.
- Future Land Use and Zoning should be changed to meet the current development trends in the area and to correct inconsistencies.

Recommendations



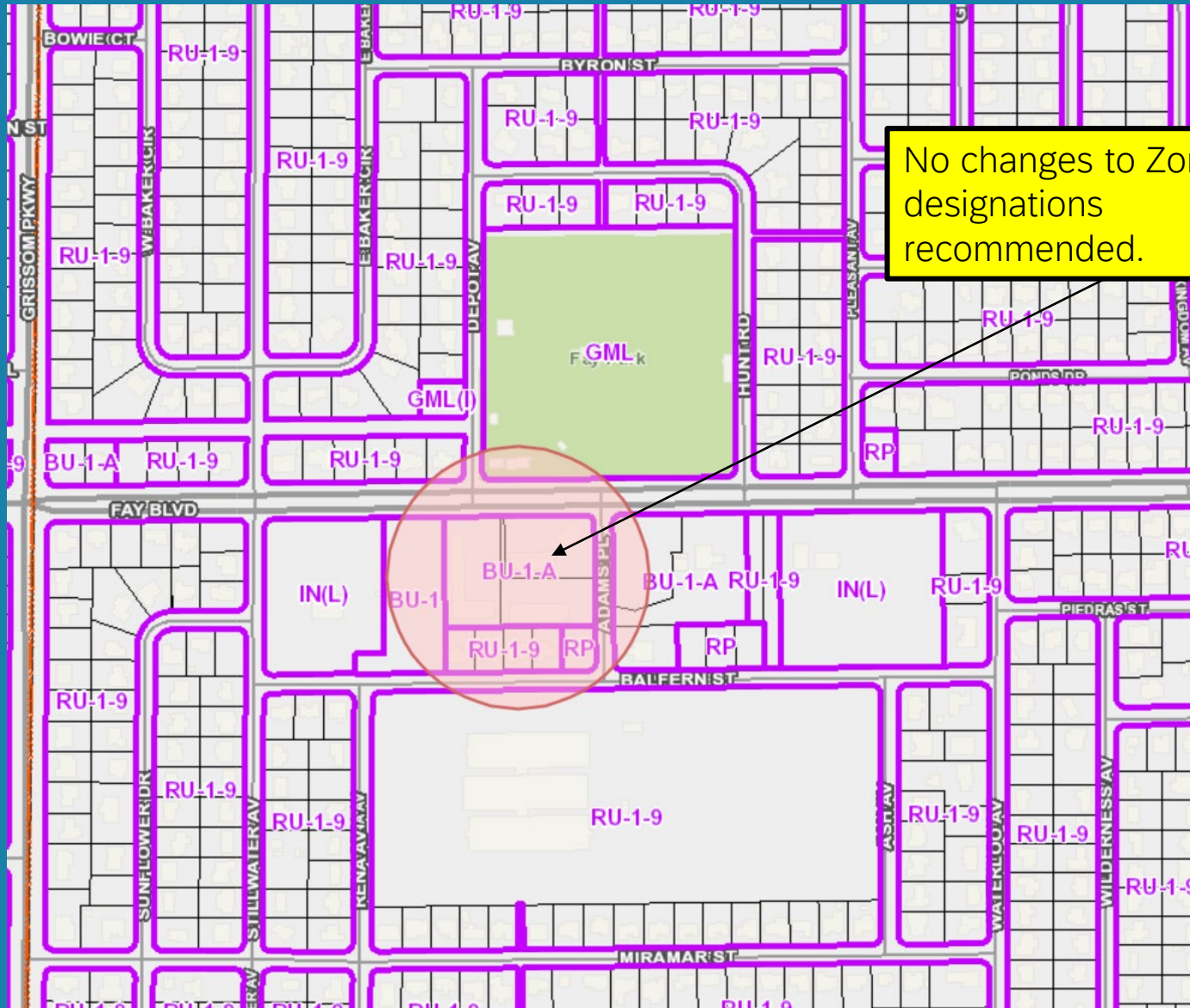
Map of three areas for consideration

Recommendation 1

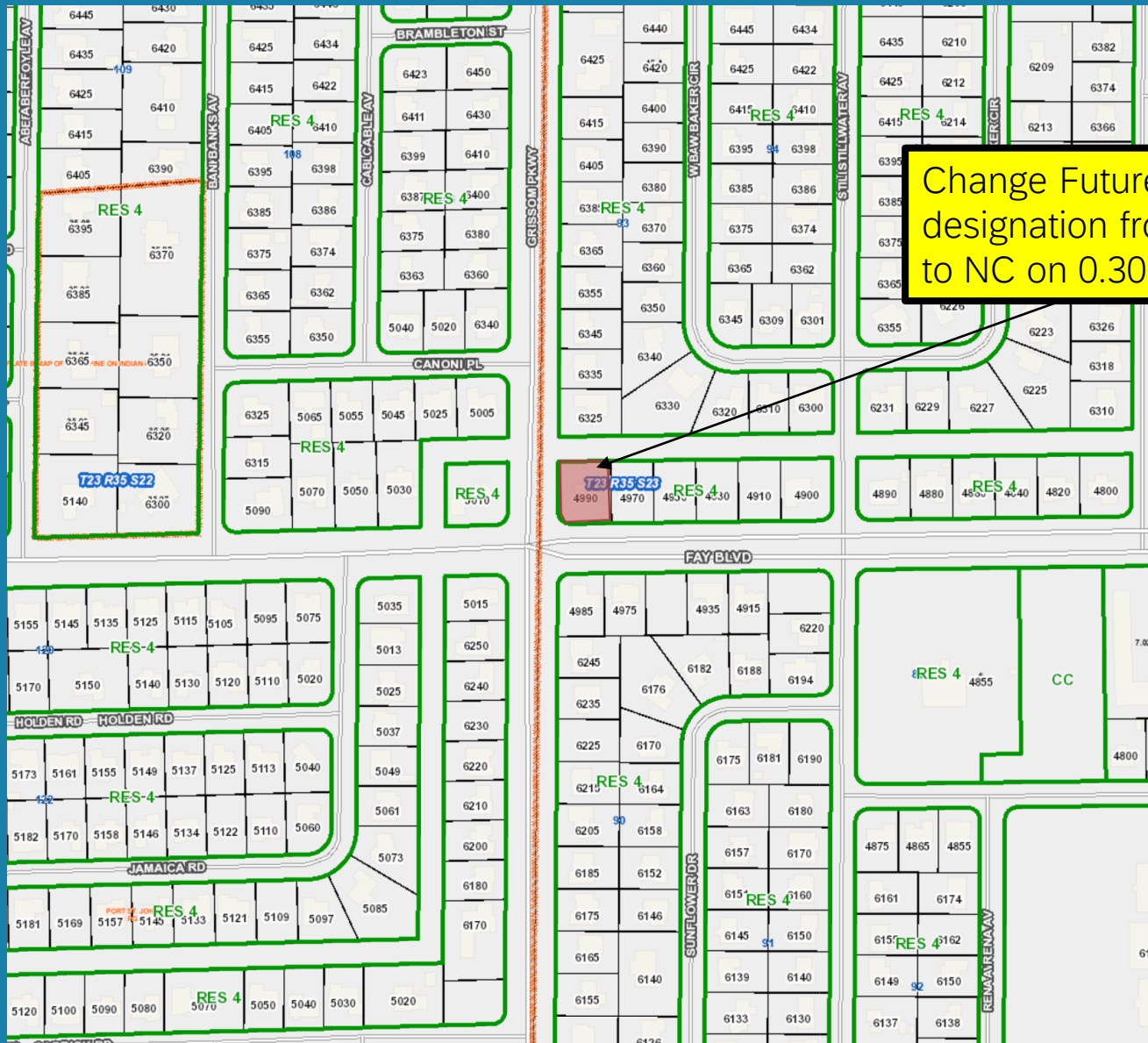


Change Future Land Use designation from RES 4 to NC on 2.92 acres

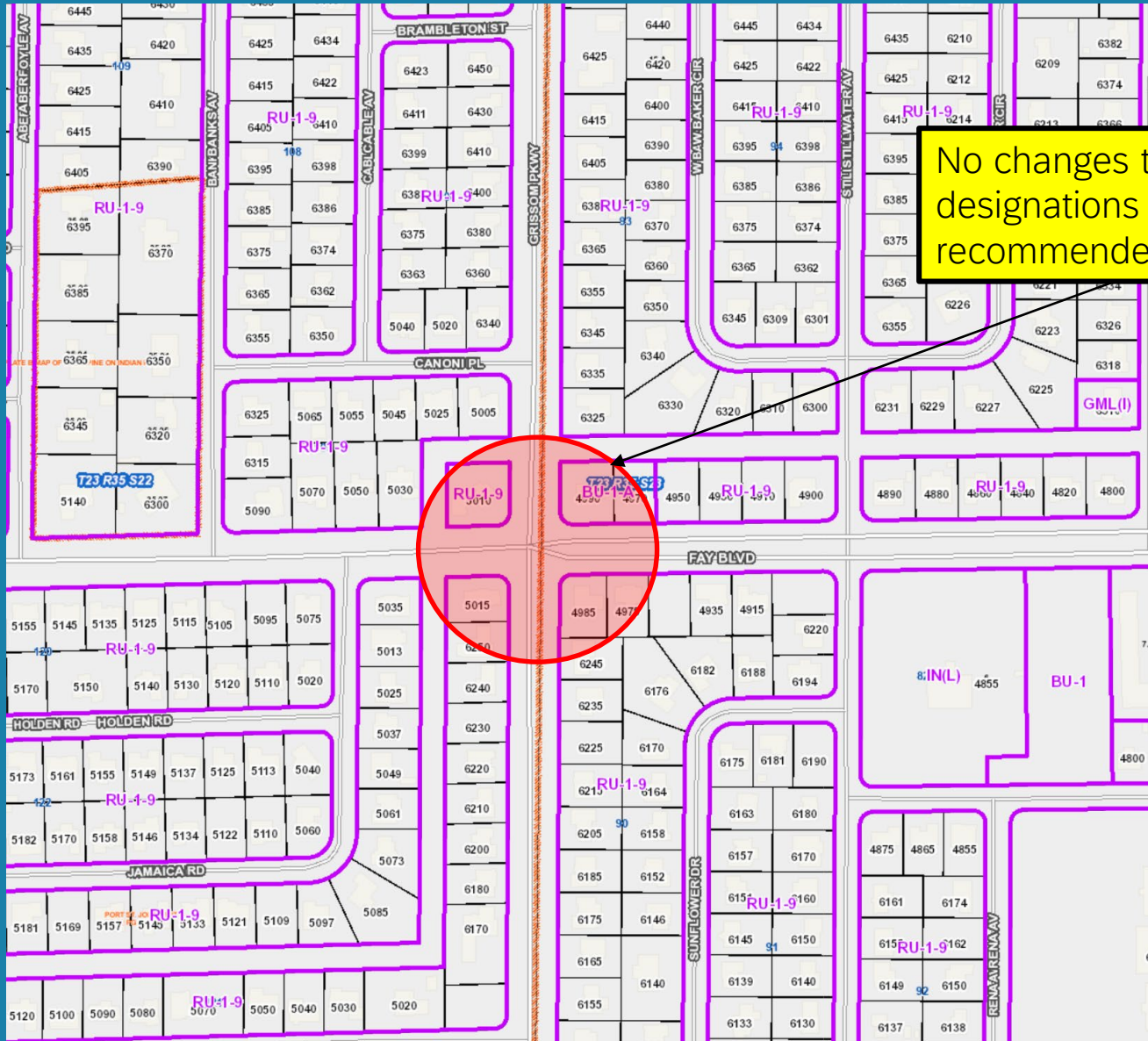
Recommendation 1



Recommendation 2

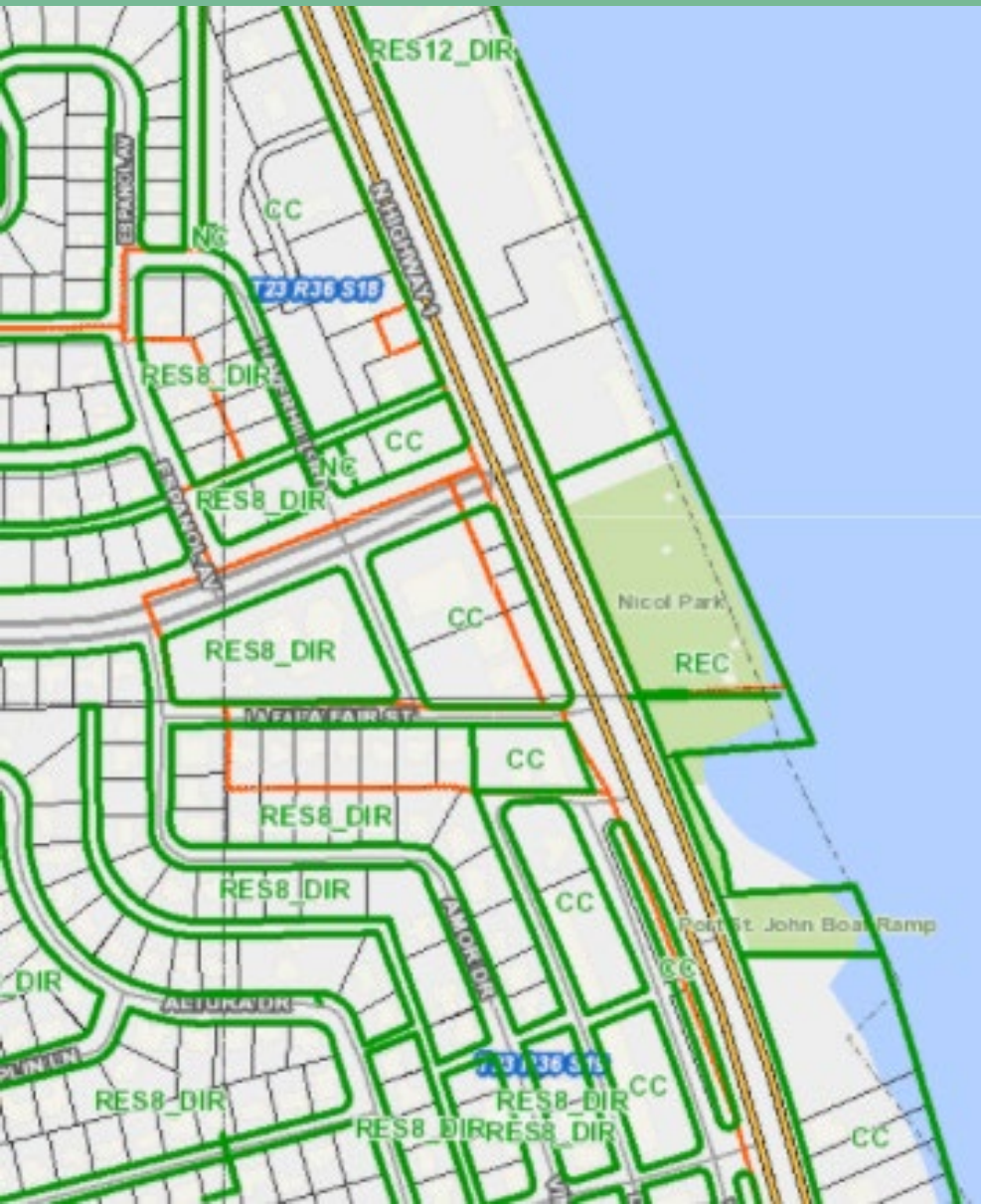


Recommendation 2



No changes to Zoning designations recommended.

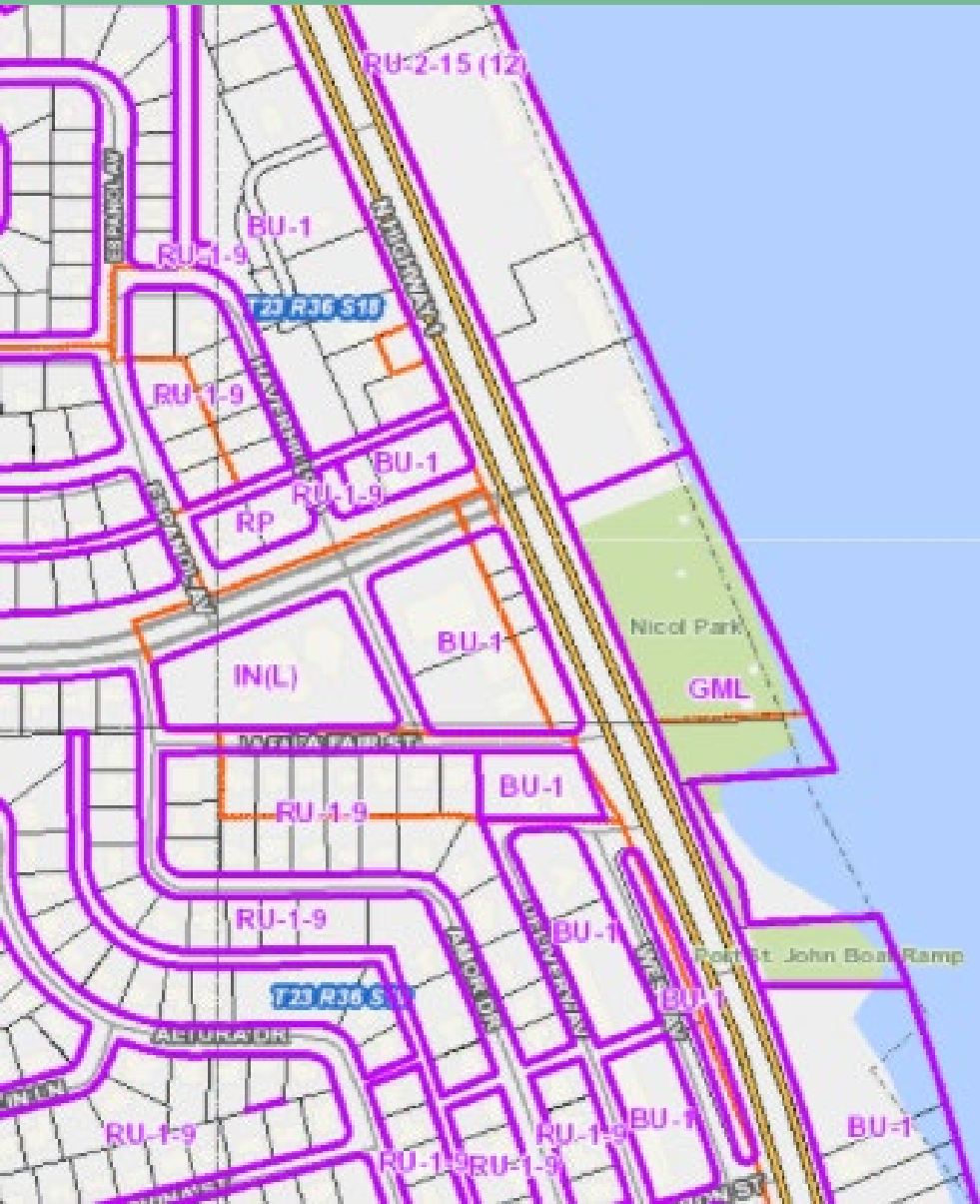
Recommendation 3



- No changes recommended in the area of Fay Blvd and US 1.
- Current FLU and Zoning designations are consistent.

		FLU
US 1 - north (from Fay Blvd to Kings Hwy)	East side US 1	RES 12 Dir
	West side US 1	CC
US 1 - south (from Fay Blvd to Broadway Blvd)	East side US 1	CC, NC, PUB, REC
	West side US 1	CC, PUB

Recommendation 3



- No changes recommended in the area of Fay Blvd and US 1.
- Current FLU and Zoning designations are consistent.

		ZONING
US 1 - north (from Fay Blvd to Kings Hwy)	East side US 1	RU-2-15
	West side US 1	BU-1
US 1 - south (from Fay Blvd to Broadway Blvd)	East side US 1	BU-1, BU-2, GML, RU-2-12, IN-L
	West side US 1	BU-1, BU-2, GML-U