

**POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT**

DRC Date: June 6, 2024	Level of Review: Level 4 Review
PC Date: August 7, 2024	Type: Large-Scale Comprehensive Plan Amendment
BoCC Date: September 3, 2024	Case Numbers: LDCPAL-2024-2
Date: November 5, 2024	Case Name: Wahneta Main Street Commercial Overlay
Applicant: County-Initiated	Case Planner: Mark J. Bennett, AICP, FRA-RA, Senior Planner

Request:	Change Section 2.134-A of the Wahneta Neighborhood Plan to allow for the establishment of the Main Street Commercial Overlay by adding new policies and mapping the Overlay on the Future Land Use Map.
Location:	Rifle Range Road, from Eagle Lake Loop Road to 17 th Street, west of the City of Winter Haven and east of the City of Eagle Lake in Sections 16, 17, 20, and 21, Township 29, Range 26
Property Owners:	Numerous
Parcel Size (Number):	110 acres
Future Land Use:	Numerous (see attached Future Land Use Map)
Development Area:	Neighborhood Utility Service Area (NUSA), Suburban Development Area (SDA)
Nearest Municipalities:	Winter Haven, Eagle Lake, Bartow
DRC Recommendation:	Approval
Planning Commission Vote:	Approval 7:0
Florida Commerce:	Pending Transmittal

Summary:

This is a County-initiated Comprehensive map and text amendment to Section 2.134-A, the Wahneta Neighborhood Plan, to allow for the establishment of the Main Street Commercial Overlay by adding new policies and mapping the Overlay on the Future Land Use Map.

Summary of Analysis:

This is a staff-initiated request to amend the text of the Comprehensive Plan Future Land Use Element and the Future Land Use Map to establish the Wahneta Main Street Commercial (MSC) Overlay. Section 2.134-A of the Wahneta Neighborhood Plan is proposed to be amended to allow for the establishment of the Overlay by adding new policies and mapping the Overlay on the Future Land Use Map. The purpose and intent of these changes is to promote the redevelopment of properties along Rifle Range Road and provide a focal point for non-residential activities in Wahneta by allowing for a “main street” of non-residential development, thereby implementing the Basic Principles identified in the Wahneta Neighborhood Plan.

Data and Analysis Summary:

Significant research has been completed for this text amendment. Land Development and GIS staff conducted a parcel-level analysis of the properties within the proposed Overlay to categorize existing uses, site characteristics, and development patterns. Staff also reviewed the applicable policies in the Wahneta Neighborhood Plan. Additionally, staff from the Central Florida Regional Planning Council (CFRPC), on behalf of the County, has conducted public-engagement activities to solicit feedback from the community regarding this request. Included with this report is a specific analysis for each of the proposed policy changes.

Relevant Sections, Policies, and/or Regulations Considered:

- Comprehensive Plan **Section 2.106 – Suburban Development Areas**
- Comprehensive Plan **Section 2.124 – Redevelopment Districts**
- Comprehensive Plan **Section 2.131-T – Gateway Selected Area Plan**
- Comprehensive Plan **Appendix 2.134 -Adopted Neighborhood Plans**
- Comprehensive Plan **Section 2.134-A Wahneta Neighborhood Plan**

Findings of Fact

- *This is a County-initiated request to the Comprehensive Plan Future Land Use Element Section 2.134-A, Wahneta Neighborhood Plan.*
- *Section 2.106 lists the objective/policies for Suburban Development Areas (SDAs).*
- *Policy 2.106-A1 describes Suburban Development Areas as “those areas within the County which are, in most cases, located between municipalities, TSDA or UGA and the Rural Development Areas (RDAs). In the SDA, agricultural activities coexist alongside low density developed areas in the fringes of municipalities and other urban centers. These areas have developed predominately residential, in a suburban pattern with County-owned, municipal or County-franchised potable-water systems, but without centralized sewer facilities and very little, if any, supporting public facilities and non-residential uses. Other urban services typically found to accompany a suburban area include, but are not limited to multimodal transportation facilities, public safety, recreational and educational services.”*
- *Policy 2.134-A3E. of the Wahneta Neighborhood Plan describes the Neighborhood Utility Service Area (NUSA) as “a limited corridor along Rifle Range Road (CR 655) that consists of the area between Eagle Lake Loop Road and 9th Street East. The County will work with the residents and surrounding communities to create a centralized sewer system to serve the existing, future commercial development, and higher intensity housing developments consistent with Policy 2.134-A3 of the Wahneta Neighborhood Plan. Changes to the dry-line installation requirements shall be reviewed by the appropriate County staff, in collaboration with other utility providers serving the Wahneta area, residents, and businesses within the community.”*
- *Section 2.124 contains the objective and policies for Redevelopment Districts.*
- *Policy 2.124-F2 lists Wahneta as a redevelopment district.*
- *Policy 2.124-F4, Redevelopment Activities, includes provisions for recognizing “main streets” in redevelopment districts.*
- *A “main street” is defined in The Planner’s Dictionary, published by the American Planning Association, as “A neighborhood shopping area...sometimes having a unique character that draws people from outside the area.”*

- *The proposed Overlay is within the boundaries of the Gateway Selected Area Plan (SAP).*
- *Section 2.131-T of the Comprehensive Plan contains the Gateway Selected Area Plan. The Introduction to the SAP states that “This SAP is a proactive approach in planning for future growth anticipated to occur within this area. Some of the economic drivers that are anticipated to spur ancillary development include: the CSX Intermodal Logistics Center, the Clear Springs Sector Plan, the Polk State Corporate College, the Lake Wales Municipal Airport, and the Lake Wales Longleaf Business Park. In addition, this SAP is designed to help protect the valuable environmental resources of the area such as the Peace Creek Drainage Canal, identified wetland boundary areas, and endangered wildlife and other ecological communities, and encourage future growth to occur in a manner in which the character of rural/agricultural communities is not lost.”*
- *Appendix 2.134 of the Comprehensive Plan, Adopted Neighborhood Plans, contains an Overview. Included in the Overview is the following excerpt: “With the adoption of the Comprehensive Plan in 1991, the County recognized up to two dozen communities that were to be studied to encourage revitalization and redevelopment of the selected areas of Polk County. While collaboration with several communities occurred over the years, Wahneta and other communities like it were not identified for study until 2000.”*
- *Section 2.134-A contains the Wahneta Neighborhood Plan. This Plan was initially adopted in 2003, with subsequent revisions since that time.*
- *Goal 2.134-A of the Wahneta Neighborhood Plan states that the Goal is “To develop and implement an effective neighborhood plan that maintains the history of the community while promoting an efficient urban-growth pattern in harmony with regional environmental conditions within the community.”*
- *The Future Land Use Map shows a mixture of different residential and non-residential land uses along Rifle Range Road, including the following:*
 - *Residential:*
 - *Residential-Suburban X (RSX)*
 - *Residential-Low-3 X (RL-3X)*
 - *Residential-Medium X (RMX)*
 - *Non-Residential:*
 - *Institutional-1 X (INST-1X)*
 - *Commercial Enclave X (CEX)*
 - *Office Center X (OCX)*
 - *Neighborhood Activity Center X (NACX)*
 - *Linear Commercial Corridor X (LCCX)*
- *According to the 2023 Roadway Network Database, published by the Polk Transportation Planning Organization (TPO), Rifle Range Road is an Urban Collector.*

Recommendation:

Development Review Committee Recommendation: Based on the information provided and the analysis conducted within this staff report, the Development Review Committee finds that with the proposed conditions the request **IS CONSISTENT** with the Polk County Comprehensive Plan and Land Development Code. Therefore, the Development Review Committee (DRC) recommends **APPROVAL of LDCPAL-2024-2**.

Planning Commission Recommendation: On August 7, 2024, The Planning Commission unanimously recommended approval.

GENERAL NOTES

NOTE: This staff report was prepared without the benefit of testimony and evidence submitted by the public and other parties at a public hearing.

Analysis:

Rationale for the Amendment:

The Wahneta Neighborhood Plan was originally adopted on December 17, 2003. The purpose of the Plan, as described in the Introduction Section, was “to develop a comprehensive neighborhood plan to assist in the revitalization of the area.”

In the ensuing 20 years, there have been numerous inquiries regarding potential development/redevelopment along Rifle Range Road. Some projects, such as the Wahneta Palms apartment complex, have been successful. Others, such as a proposed car-service facility located at 2811 Rifle Range Road, were started but never completed, due in part to regulatory requirements.

A more recent project that has occurred along this corridor has been the establishment of an ice cream shop in a former residence at 2626 Rifle Range Road. This project did not obtain any permits or approvals for site development or building renovations. As a result, there are code enforcement violations pending on the property.

However, during discussions about the ice cream shop, staff realized that there was a need to re-examine the future land use districts currently in place along the corridor. Land Development and GIS staff conducted an analysis of properties along the Rifle Range Road corridor from Eagle Lake Loop Road south to 17th Street West. Concurrent with this analysis, staff also reviewed the applicable policies in the Wahneta Neighborhood Plan.

Another factor to be considered for this area is the pending extension of Thompson Nursery Road. This extension starts at US 17 and goes eastward to connect with the current alignment of Thompson Nursery Road. The proposed extension will be located near the Rifle Range and Eagle Lake Loop Road intersection, although the exact alignment is anticipated to be finalized in late 2024.

Because of the potential for changes in traffic patterns and land uses due to the Thompson Nursery Road extension, combined with the realization that Rifle Range Road should be considered more as a “main street” that serves the Wahneta community, the conclusion reached was that the

Neighborhood Plan should be revised. A “main street” is defined in The Planner’s Dictionary, published by the American Planning Association, as “A neighborhood shopping area...sometimes having a unique character that draws people from outside the area.” Recognizing Rifle Range Road as a “main street” for Wahneta could then promote the redevelopment of the community by allowing for existing structures and vacant properties to either convert or develop with non-residential uses.

Staff initially considered establishing a new future land use along Rifle Range Road. To be called Main Street Commercial, this land use district would have only been permitted in the Wahneta Neighborhood Plan. The concern with this is that the Comprehensive Plan’s overall commercial development approach is based on the use of activity centers, rather than strip commercial. It was determined that a better approach would be to re-evaluate the Plan and the Wahneta Community in its entirety. As a result, the MSC Overlay concept was developed as a new, limited approach to commercial development in a strip pattern that can be developed/redeveloped as opposed to traditional historic strip development.

The Overlay concept allows for the future land use districts in place to remain, while providing for an opportunity for properties along the corridor to transition from residential and institutional to neighborhood commercial uses. For those properties in the Overlay that are already developed, the proposed Overlay represents an opportunity to redevelop sites based on land development regulations (to be created) that may cover the following:

- Provisions to ensure compatibility, given the close proximity of existing residential next to the corridor;
- Allow more flexibility in site design (such as maximum setbacks or build-to lines) to allow for redevelopment, taking into account existing property configurations;
- Reduced parking standards;
- Implement existing policies in the Wahneta Neighborhood Plan that address design/development related policies already in the Plan, such as:
 - Connection between developments (2.134-A2.C., 2.134-D.4.)
 - Pedestrian-oriented community (2.134-A2.G.)
 - Curb cuts and joint access (2.134-D.6.)

County staff, as part of a continuing contract for Planning Services with the Central Florida Regional Planning Council (CFRPC), has directed the CFRPC to begin the process of reevaluating and updating the Neighborhood Plan. At this time, it is anticipated that the Neighborhood Plan may be revised as part of the overall Comprehensive Plan update that will occur for the remainder of the year and most of 2025. However, this is subject to change.

Community Participation:

An important part of any urban planning process is to engage the community to obtain feedback, address concerns/objections, and seek consensus for any proposed changes under consideration. In support of this concept, County staff sought the assistance of the CFRPC staff.

On May 7, 2024, CFRPC and County staff conducted a community meeting at the Guadalupe Mission Catholic Church. Included with this agenda item (as a separate attachment) is a meeting summary. The purpose of the meeting was to present the following:

- Introduce the Wahnetta Main Street Commercial (MSC) Overlay and what it means for property owners along Rifle Range Road.
- Inform the community of updates to the Wahnetta Neighborhood Plan.
- Gather community feedback on assets, challenges, and opportunities regarding the Wahnetta community.
- Share next steps in the decision-making process, and how the community will be kept informed of final decisions.

Key Themes that were identified from the 38 participants in the Community Meeting are listed in this report:

<p><u>Describe Wahnetta</u></p> <ul style="list-style-type: none"> • Everything is very accessible. • Multicultural • Little Mexico • Lots of businesses and services • Hometown feel • People are accepting • Friendly • Close-knit community • They help each other • Different cultures • Culturally diverse • Tacos • Lake Gwyn Park • People from many different countries • Close to Bartow • Cow pastures • U-pick blueberries • Small town feeling • Like its own island • No problems with crime 	<p><u>Needs:</u></p> <ul style="list-style-type: none"> • Amenities need to be updated. • Lots of traffic needs to be regulated and traffic lights installed. • More parking • Community organization to move things forward • Public transportation that stops along rifle range road • Better drainage • Potable water in some areas • Plumbing infrastructure • Utility office for water has inconvenient hours and unfriendly staff • Need bilingual worker at utility office. • Streets need better lighting-streets are dark especially small streets. • More sidewalks and well-lit/labelled crosswalks • Alternate routes for freight trucks away from Rifle Range • Businesses needed: laundromat, hotels, childcare, community center, more non-profits • ADA compliance wheelchair access • Transit • Road direction • Onsite parking • Access improvements • Rifle Range Road cut through • Home offices
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<p>Challenges:</p> <ul style="list-style-type: none"> • When it rains the parking areas flood at Plaza Mexico • 3rd street is a dead-end street, so garbage truck has to back up (this happens in a lot of areas. • Bus stops are unsafe for children due to heavy traffic on Rifle Range • Homelessness • The service that used to pick up tree clippings and landscaping waste was terminated. • Recreational parks lighting not in service for basketball and baseball. • Residents are being arrested on bicycles for DUI. • Taxes have increased substantially in the last 5 years and no investment has been made in the area. • Lack of bicycle safety • Traffic on Rifle Range • No investment in schools • No infrastructure to support new houses. • Many fatalities on Rifle Range Road. • High truck traffic • Need road improvements. • Would like to live and work in the area. • Update Rifle Range Road and business owners can also update their businesses. • Improve aesthetic along the commercial corridor 	<p>Big Idea/Vision:</p> <ul style="list-style-type: none"> • Multifamily housing (apartments) • Plaza with mall concept for clothes, entertainment, youth, families • Library for students to do homework. • Inside mall like in Winter Haven • Landscaping/Wayfinding • Cultural Center to celebrate Latino culture and heritage (non-Hispanics to appreciate and understand the culture). • Make Wahneta more beautiful through organization, road improvements, proper signage & maintenance of county infrastructure. • Bigger, better school in 15 years • Invest more money in education and allow students to be able to compete with students from those bigger municipalities.
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SOURCE: Wahneta Commercial Overlay Meeting Summary 6.17.24, prepared by the Central Florida Regional Planning Council (CFRPC)

Some of the Needs & Big Ideas/Vision identified as Key Themes by the community could be addressed with this amendment. These include a list of needed businesses, home offices, a desire to live and work in the area, multifamily housing, plaza with a mall concept for clothes entertainment, youth, families), and a cultural center.

Listed in the Needs section of the Meeting Summary was a comment regarding on-site parking. Based on feedback received from the CFRPC staff, there were comments made that there is a need for more parking, due to persons from outside the area traveling to Wahneta for goods and services. This comment is consistent with the definition of a “main street”, that being that is “A neighborhood shopping area...*sometimes having a unique character that draws people from outside the area. (emphasis added).*” The comment also provides further justification for designating a “main street” in Wahneta.

Description of Changes:

The proposed changes affect the following policies:

SECTION 2.134-A – Wahneta Neighborhood Plan

OBJECTIVE 2.134-A: Development within the Wahneta Neighborhood Plan shall occur in accordance with the policies stated within this section in addition to all other policies within the Future Land Use Element and other elements incorporated within the Polk County Comprehensive Plan not in conflict with these policies.

Listed below are the proposed policies, followed by an analysis (in *italic*):

POLICY 2.134-A4: MAIN STREET COMMERCIAL OVERLAY

A. Purpose And Intent - The purpose of the Wahneta Main Street Commercial (MSC) Overlay is to promote the redevelopment of properties along Rifle Range Road and provide a focal point for non-residential activities in Wahneta for a Mainstreet of non-residential development. The intent of the Overlay is to specifically allow for the implementation of the following Vision Basic Principles as identified in the Wahneta Neighborhood Plan and as revised below:

- Allow for a changing development environment based on pending impacts of the Thompson Nursery Road expansion.
- Work with the residents of Wahneta to develop an updated community strategy to encourage beautification and further define a sense of place based on the expected impacts of the Thompson Nursery Road expansion.
- Allow greater flexibility for the development of small businesses and community service providers to meet the changing needs of the community through a conditional use process in residential land use designations.
- Encourage the development of diverse employment opportunities to attract businesses that will enable the community to become self-sufficient and enhance the quality of life of the residents that is unique to Wahneta.
- Develop multi-modal transportation design and development standards for pedestrians, bicycles, trails, bus service, and vehicles. These standards will enable the community to encourage a more pedestrian-oriented community, particularly along the Rifle Range Road and Bomber Road corridor, while allowing for economic development that will enhance and compliment the community's workforce and residents' diverse heritages.

The reason for the Purpose and Intent statement is to explain why the MSC Overlay is proposed, plus provide a description of how the Overlay supports the implementation of the Vision Basic Principles as listed in the Wahneta Neighborhood Plan.

B. Designation and Mapping – The Main Street Commercial (MSC) Overlay shall only be allowed in the Wahneta Neighborhood Plan. The MSC Overlay includes the non-residential future land use designations along Rifle Range Road and selected residential areas to allow for a transition to non-residential uses, such as neighborhood commercial, office, and neighborhood-oriented institutional. Any Future Land Use designation mapping changes in the Overlay shall require a Comprehensive Plan Amendment.

The section of the policy clarifies that the Overlay is only allowed in the Wahneta Neighborhood Plan. This eliminates the possibility that others may request a Plan Amendment to place a similar type of Overlay in areas where it may not be appropriate. Additionally, one of the main concepts of the Comprehensive Plan is to prevent urban sprawl. Strip commercial development is considered to be an indicator of urban sprawl. While this amendment could be considered to promote “strip commercial,” it recognizes that Rifle Range Road functions as a Main Street for the Wahneta community.

The remaining sentences in this section are intended to clarify the intended uses and the requirements to conduct Future Land Use Map changes in the Overlay.

C. Overlay Locational Criteria:

1. Frontage and Depth Requirements - Properties in the MSC Overlay must be of the same depth as the adjoining non-residential future land use designations. The intent of this provision is to ensure that non-residential uses are not extended into residentially designated areas further away from Rifle Range Road.
2. Expansion Criteria – Any extension of the MSC Overlay along Rifle Range Road shall be prohibited until such time as a holistic review of the Wahneta Neighborhood Plan is completed. Infilling of the MSC Overlay shall be limited to a depth which corresponds to the typical depth of existing development within the general area of the infill development.

The locational criteria are included in this policy to provide guidance in mapping the Overlay. Additionally, the expansion of the Overlay would be prohibited by this policy. This is to prevent the extension of the Overlay into other areas along Rifle Range Road. Additionally, because the Wahneta Neighborhood Plan has been in effect for over 20 years (originally adopted by Ordinance 03-107, passed on December 17, 2003), there is a need to evaluate the Plan, similar to the Evaluation and Appraisal Report process conducted for Comprehensive Plans. The extension of Thompson Nursery Road may also affect Rifle Range Road with changing traffic patterns. These impacts should be studied as part of the Neighborhood Plan update.

D. Allowed Conditional Use – The following uses may be allowed in the Residential and Institutional Future Land Use designations in the MSC Overlay per the review requirements and development standards of the Land Development Code:

1. Residential - Multi-family
2. Non-Residential - Non-residential uses may include, but are not limited to, grocery stores, personal service shops, restaurants, specialized and general retail, medical and professional offices, cultural facilities, community centers, churches, schools, community-oriented policing substations, and day care centers.

This section provides general guidance as to the intended uses and activities that would be allowed within the Overlay, with further clarification to be included in the Land Development Code.

E. Development Criteria – Development or redevelopment within the MSC Overlay shall conform to the review requirements and development standards of the Land Development Code and be subject to the following density and intensity standards:

1. The maximum floor area ratio shall not exceed 0.35 for non-residential development.
2. Residential development shall not exceed 10.00 dwelling units per acre.

The intent of this provision is to establish basic density/intensity measures for any development activity in the Overlay, subject to any further requirements in the Land Development Code.

F. Current Future Land Use Designations – The MSC Overlay does not divest any current Future Land Use designation the rights provided it in the Comprehensive Plan and the Land Development Code or the Wahneta Neighborhood Plan. This provision is included to preserve the ability for property owners to utilize their previously allowed uses to preserve their property rights.

This provision was added to clarify that the Overlay is not intended to unduly restrict the ability of property owners to utilize the allowed uses in their current land use designation. This amendment will benefit property owners that currently have residential/institutional uses by allowing for the better utilization of property by expanding the list of allowable uses.

G. Land Development Code - Polk County shall implement the provisions of this policy by creating flexible development regulations to incentivize development and redevelopment in the MSC.

Comprehensive Plans are intended to provide general guidance and direction. In contrast, land development regulations are written to provide the specific details and requirements necessary to implement to policies outlined in the Comprehensive Plan. The Land Development Code (LDC) changes that will follow this amendment (if approved) will address the following:

- *A list of permitted, conditional, and prohibited uses*
- *Provisions that ensure compatibility (similar to the compatibility standards found in Section 220 of the LDC) while promoting redevelopment of properties in the Overlay*
- *Allowance for flexibility in site design (such as maximum setbacks or build-to lines) to allow for redevelopment of the site, taking into account existing property configurations*
- *Reduced parking standards*
- *Implementation of existing policies in the Wahneta Neighborhood Plan that address design/development related policies:*
 - *Connection between developments (2.134-A2.C., 2.134-D.4.)*
 - *Pedestrian-oriented community (2.134-A2.G.)*
 - *Curb cuts and joint access (2.134-D.6.)*

Limits of the Proposed Ordinance:

The scope of the amendment is to allow for the following:

- The establishment of the MSC Overlay;
- Provide purpose and intent statements that explain the need for the MSC Overlay;
- List guidelines for the designation and mapping of the Overlay;
- Establish location criteria for the Overlay, specifically frontage, depth, and expansion requirements;
- Provide a list of allowable conditional uses;
- Provide development criteria;
- Explain the relationship of the Overlay as it relates the current future land use designations and property rights; and
- Include a provision requiring the creation of regulations in the Land Development Code to implement these provisions.

Consistency with the Comprehensive Plan & Land Development Code:

The request is consistent with the Comprehensive Plan and the Land Development Code. Future Land Use Element Policy 2.124-F4, Redevelopment Activities, contains development criteria. Paragraph 6, under the Development Criteria section, specifically lists main streets:

“It is fundamental to all revitalization plans that commercial uses, if included in the land use design, shall be oriented toward the historically established town center, main street, or placed in isolated neighborhood market sites that are restricted to a very limited scale of commercial activity and located only at the intersection of major collector roads. Linear commercial development shall not be allowed, unless it is clearly evident that it is consistent with the traditional development pattern of the community.”

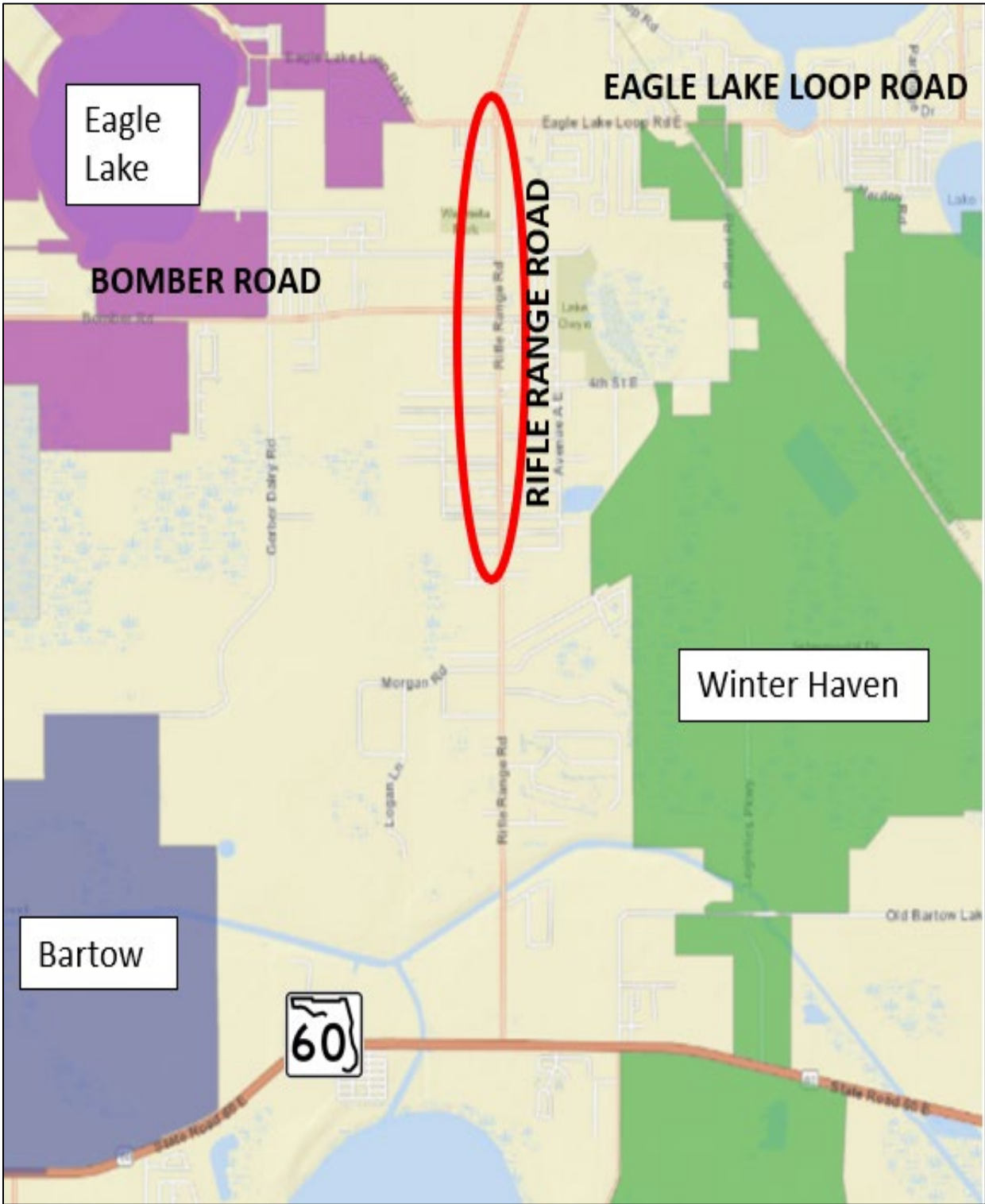
Because the traditional development pattern of Wahnetta has been to have non-residential uses oriented along Rifle Range Road, effectively creating a “main street” for Wahnetta, this type of development is not considered to be linear commercial development.

Comments from Other Agencies: None

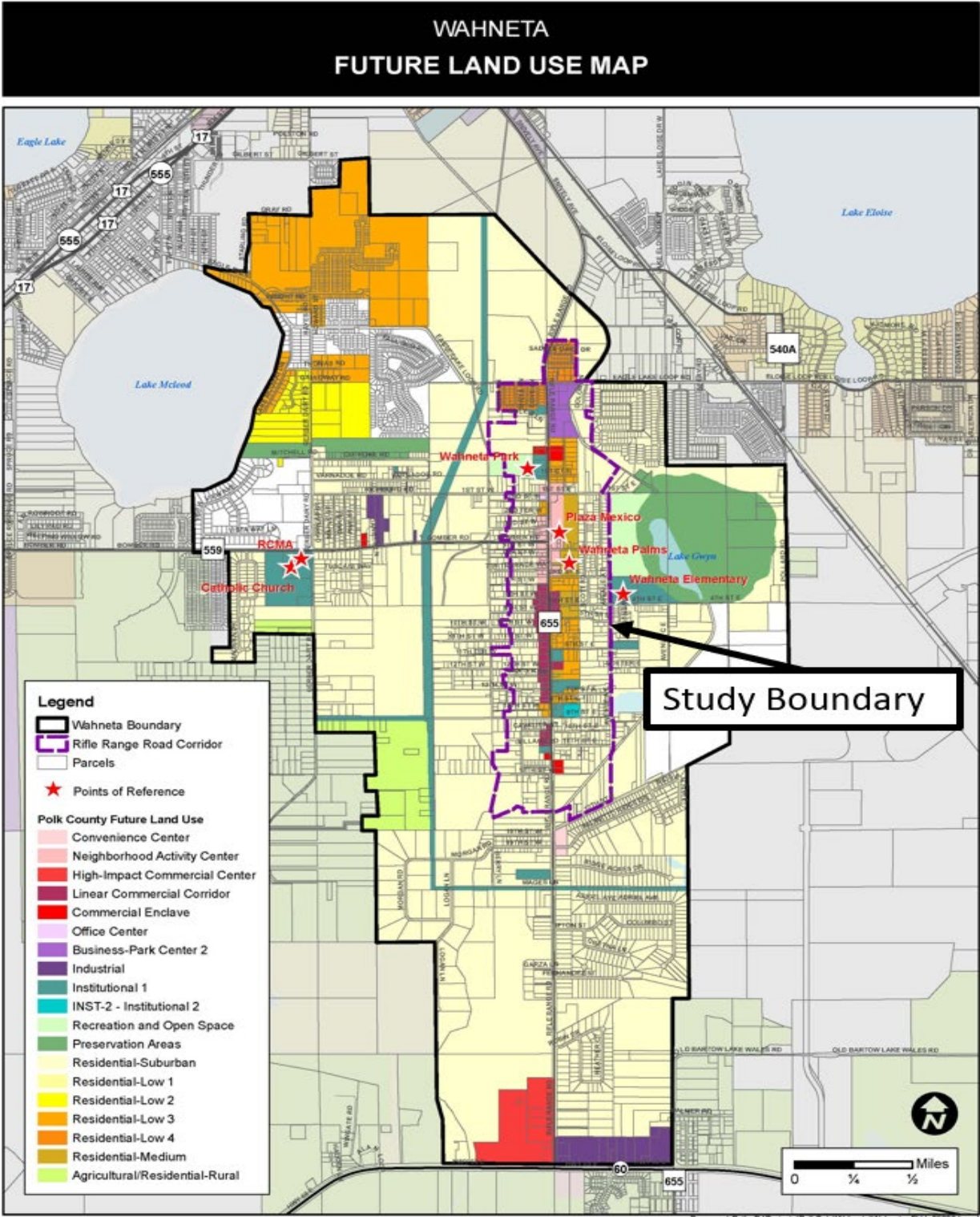
Draft Ordinance: Under separate attachment

Exhibits:

- Exhibit – 1 Location Map
- Exhibit – 2 Future Land Use Map
- Exhibit – 3 Proposed Main Street Commercial Overlay Map
- Exhibit – 4 Proposed Main Street Commercial Overlay Policies

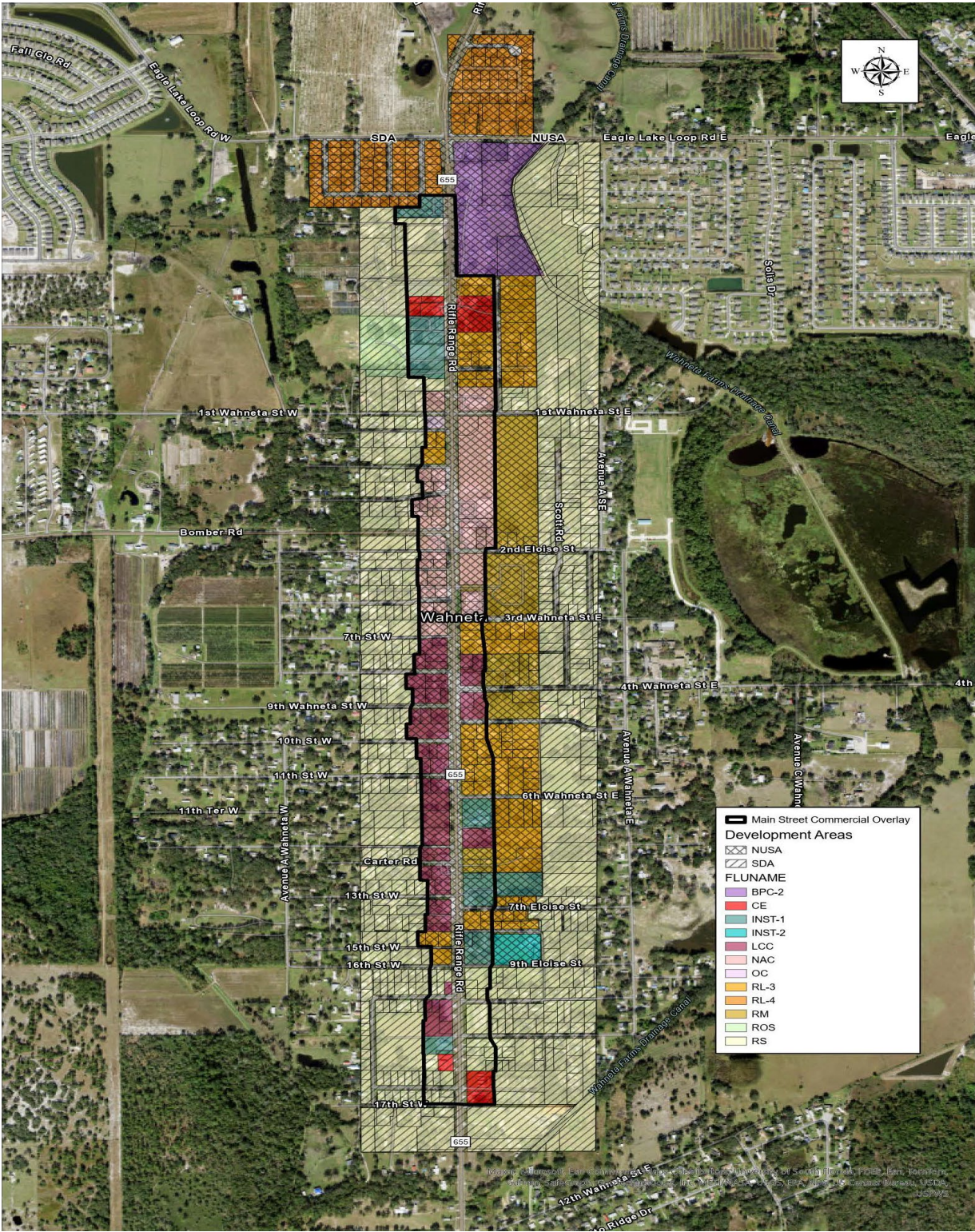


Location Map



Source: Central Florida Regional Planning Council

Current Future Land Use Map



Proposed Main Street Commercial Overlay Map

SECTION 2.134-A - WAHNETA NEIGHBORHOOD PLAN

POLICY 2.134-A4: MAIN STREET COMMERCIAL OVERLAY

- H. Purpose And Intent - The purpose of the Wahnetta Main Street Commercial (MSC) Overlay is to promote the redevelopment of properties along Rifle Range Road and provide a focal point for non-residential activities in Wahnetta for a Mainstreet of non-residential development. The intent of the Overlay is to specifically allow for the implementation of the following Vision Basic Principles as identified in the Wahnetta Neighborhood Plan and as revised below:
- Allow for a changing development environment based on pending impacts of the Thompson Nursery Road expansion.
 - Work with the residents of Wahnetta to develop an updated community strategy to encourage beautification and further define a sense of place based on the expected impacts of the Thompson Nursery Road expansion.
 - Allow greater flexibility for the development of small businesses and community service providers to meet the changing needs of the community through a conditional use process in residential land use designations.
 - Encourage the development of diverse employment opportunities to attract businesses that will enable the community to become self-sufficient and enhance the quality of life of the residents that is unique to Wahnetta.
 - Develop multi-modal transportation design and development standards for pedestrians, bicycles, trails, bus service, and vehicles. These standards will enable the community to encourage a more pedestrian-oriented community, particularly along the Rifle Range Road and Bomber Road corridor, while allowing for economic development that will enhance and compliment the community's workforce and residents' diverse heritages.
- I. Designation and Mapping – The Main Street Commercial (MSC) Overlay shall only be allowed in the Wahnetta Neighborhood Plan. The MSC Overlay includes the non-residential future land use designations along Rifle Range Road and selected residential areas to allow for a transition to non-residential uses, such as neighborhood commercial, office, and neighborhood-oriented institutional. Any Future Land Use designation mapping changes in the Overlay shall require a Comprehensive Plan Amendment.

Proposed Main Street Commercial Overlay Policies

J. Overlay Locational Criteria:

3. Frontage and Depth Requirements - Properties in the MSC Overlay must be of the same depth as the adjoining non-residential future land use designations. The intent of this provision is to ensure that non-residential uses are not extended into residentially designated areas further away from Rifle Range Road.
4. Expansion Criteria – Any extension of the MSC Overlay along Rifle Range Road shall be prohibited until such time as a holistic review of the Wahneta Neighborhood Plan is completed. Infilling of the MSC Overlay shall be limited to a depth which corresponds to the typical depth of existing development within the general area of the infill development.

K. Allowed Conditional Use – The following uses may be allowed in the Residential and Institutional Future Land Use designations in the MSC Overlay per the review requirements and development standards of the Land Development Code:

1. Residential - Multi-family

2. Non-Residential - Non-residential uses may include, but are not limited to, grocery stores, personal service shops, restaurants, specialized and general retail, medical and professional offices, cultural facilities, community centers, churches, schools, community-oriented policing substations, and day care centers.

L. Development Criteria – Development or redevelopment within the MSC Overlay shall conform to the review requirements and development standards of the Land Development Code and be subject to the following density and intensity standards:

3. The maximum floor area ratio shall not exceed 0.35 for non-residential development.
4. Residential development shall not exceed 10.00 dwelling units per acre.

M. Current Future Land Use Designations – The MSC Overlay does not divest any current Future Land Use designation the rights provided it in the Comprehensive Plan and the Land Development Code or the Wahneta Neighborhood Plan. This provision is included to preserve the ability for property owners to utilize their previously allowed uses to preserve their property rights.N. Land Development Code - Polk County shall implement the provisions of this policy by creating flexible development regulations to incentivize development and redevelopment in the MSC.

Proposed Main Street Commercial Overlay Policies (Continued)