

CONWAY ROAD SPECIAL PLAN

SUMMARY

Owner N/A Applicant City of Orlando Project Planner Shannan Stegman	Property Location: Conway Road Special Plan overlay district: Conway Road from Lake Underhill Road on the north, south to the Beachline Expressway (SR 528); properties within 500 feet of either edge of the right-of-way for Conway Road; and Hoffner Avenue from Conway Road on the west to the western boundary of the Semoran Gateway Special Plan. The Special Plan does not apply to any properties zoned R-1AA, R-1A, R-1, R-1N, R-2A, R-2B, R-3A, R-3B, R-3C, R-3D or to residential portions of a Planned Development.	Applicant's Request: Amend Land Development Code Section 62.498, Conway Road Special Plan, by limiting the hours of operation of Food Trucks and other Mobile Vending uses. Staff's Recommendation: Approval of the request, subject to the conditions in this report. Public Comment Staff posted this item on the City's website and placed a classified ad in the Orlando Sentinel. No public comments have been received as of the date of the staff report.
Updated: May 7, 2018		

Analysis

Background

On December 9, 2003, the Orange County Board of Commissioners adopted the Conway Road Overlay District to promote and facilitate an enhanced corridor along designated roadway segments within the Conway area containing certain zoning prohibitions and restrictions to ensure compatibility of land uses within and outside the district. The County's overlay district prohibited certain land uses within the corridor, such as, labor pools, car title loan and check cashing establishments, tattoo and body piercing businesses, pawn shops, flea markets, fortune tellers, and bottle clubs.

In order to be consistent with the County's overlay district, the Orlando City Council adopted the Conway Road Special Plan Overlay District on May 7, 2005. This overlay district's purpose is intended to encourage the use of community sensitive planning techniques to protect the character of the Conway Road area, to preserve the quality of life for area residents and to achieve regulatory consistency between incorporated and unincorporated properties along Conway Road.

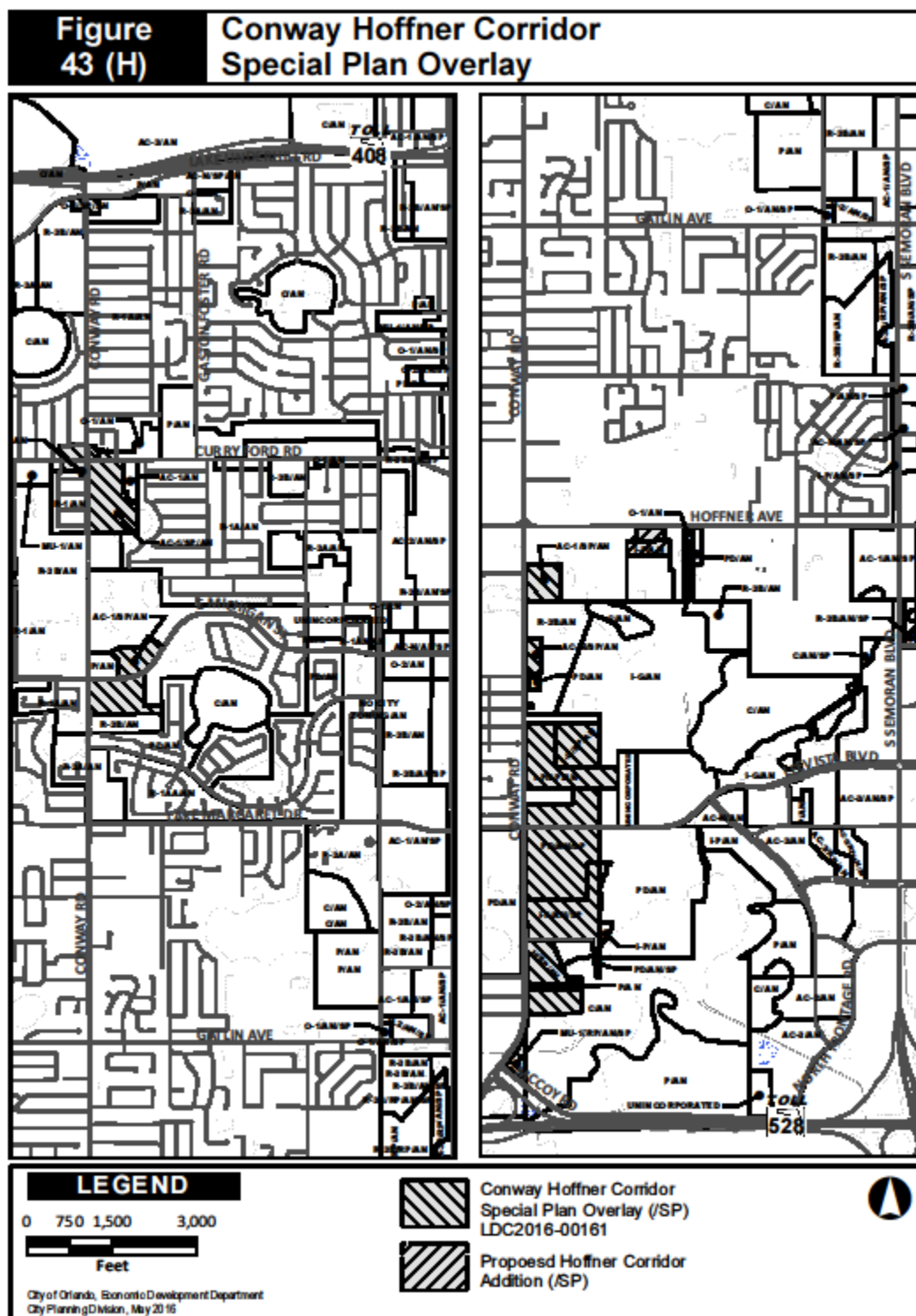
On October 20, 2015, Orange County amended the Conway Road Corridor Overlay District to include Hoffner Avenue from Conway Road to Semoran Boulevard. In order to be consistent with the County's amended Overlay District, the Orlando City Council amended the Conway Road Special Plan area on October 10, 2016 to extend the boundary to include Hoffner Avenue from Conway Road to the western boundary of the Semoran Gateway Special Plan.

The current boundaries of the Conway Road Special Plan overlay district are depicted on Figure 4(H) on page 2 of this report.

Request

Staff is requesting approval to amend Land Development Code Section 62.498—Conway Road Special Plan. The proposed amendment is in response to resident and property owner concerns regarding noise, loitering, and increased traffic attributed to the operation of food trucks during the late night hours. Consistent with the intent of the Special Plan to protect the character of the Conway Road area and to preserve the quality of life for area residents, staff is proposing to prohibit the operation of food trucks and other mobile vending uses between the hours of 12:00 am and 6:00 am.

Figure 43(H)



Proposed Amendment to LDC Section 62.498 Conway Road Special Plan

Sec. 62.498.—Conway Road Special Plan

- (A) *Applicability.* The Conway Road Special Plan shall apply to those properties depicted in Figure 43(I). Notwithstanding the foregoing, this Plan shall not apply to any properties zoned R-1AA, R-1A, R-1, R-1N, R-2A, R-2B, R-3A, R-3B, R-3C, R-3D or to residential portions of a Planned Development.
- (B) *Purpose.* The Conway Road Special Plan is intended to encourage the use of community sensitive planning techniques to protect the character of the Conway Road area, to preserve the quality of life for area residents and to achieve regulatory consistency between the incorporated and unincorporated properties along Conway Road.
- (C) *Prohibited Uses.* The following uses shall be prohibited within the Conway Road Special Plan area:
1. Temporary labor facilities;
 2. Bail bond agencies;
 3. Tattoo, body art or body piercing establishments;
 4. Fortune telling, tarot card reading, palm reading and psychic services establishments;
 5. Flea markets (except as operated in conjunction with a not-for-profit organization's fundraiser);
 6. Bottle clubs;
 7. Car-title loan facilities (facilities which deal primarily in the issuance of loans to secure vehicle titles); ~~and~~
 8. Check cashing facilities (facilities which deal primarily in the issuance of cash advances based upon receipt of future wages, commonly known as "payday loans" or "payday advances".); and
 9. Food trucks and other mobile vending uses operating between the hours of 12:00 am and 6:00 am.
- (D) *Prohibited Signs.* Pole signs shall be prohibited in the Plan area.
- (E) *Prohibited Fences.* Chain link fences shall be prohibited within the front yard setback of properties in the Plan area which are located adjacent to the Conway Road right-of-way.
- (F) *Annexations.* Property within Orange County's Conway Road/Hoffner Avenue Corridor overlay district that is annexed into the City shall become part of the Conway Road Special Plan overlay district without further amendment to Figure 43(H). The initial application for a zoning permit for annexed property must indicate that the property is located in the Conway Road Special Plan overlay district.

Findings

In review of the proposed LDC amendment it is found that:

1. The proposed LDC amendment is consistent with the City's Growth Management Plan.
2. The proposed LDC amendment is consistent with the purpose and intent of the Conway Road Special Plan and all other requirements of the LDC.

Staff recommends approval of the proposed amendment to LDC Section 62.498—Conway Road Special Plan.

Review/Approval Process—Next Steps

1. City Council approval of the MPB minutes (June 11, 2018).
2. City Council approval of the Land Development Code amendment ordinance (1st reading—June 25, 2018).
3. City Council approval of the Land Development Code amendment ordinance (2nd reading—July 9, 2018).

Since the proposed amendment modifies allowed uses, two hearings will be required, including a vote by the City Council to hear this item prior to 5:00 pm, cast by a majority of the Council plus one, for at least one of the hearings.