

Neighborhood Commercial

Key Findings

- The City has a total of 360.72 gross acres of neighborhood commercial parcels.
- During the upcoming Comprehensive Plan Update, churches that have been constructed or purchased land will be changed to institutional on the Future Land Use map. This will reduce neighborhood commercial parcels by 12%.

Recommendations

- Although churches are an allowed use, careful monitoring of these parcels are needed in order to assess the need for additional lands for neighborhood commercial uses, such as small offices, stores, and day care centers.
- Because these parcels have also been looked at for Parks, it is recommended that neighborhood commercial parcels remain for their intended purpose. Neighborhood commercial tracks are all located on arterial or collector intersections. For safety, neighborhood park areas may be better located on the large residential tracts located throughout the platted lot areas.

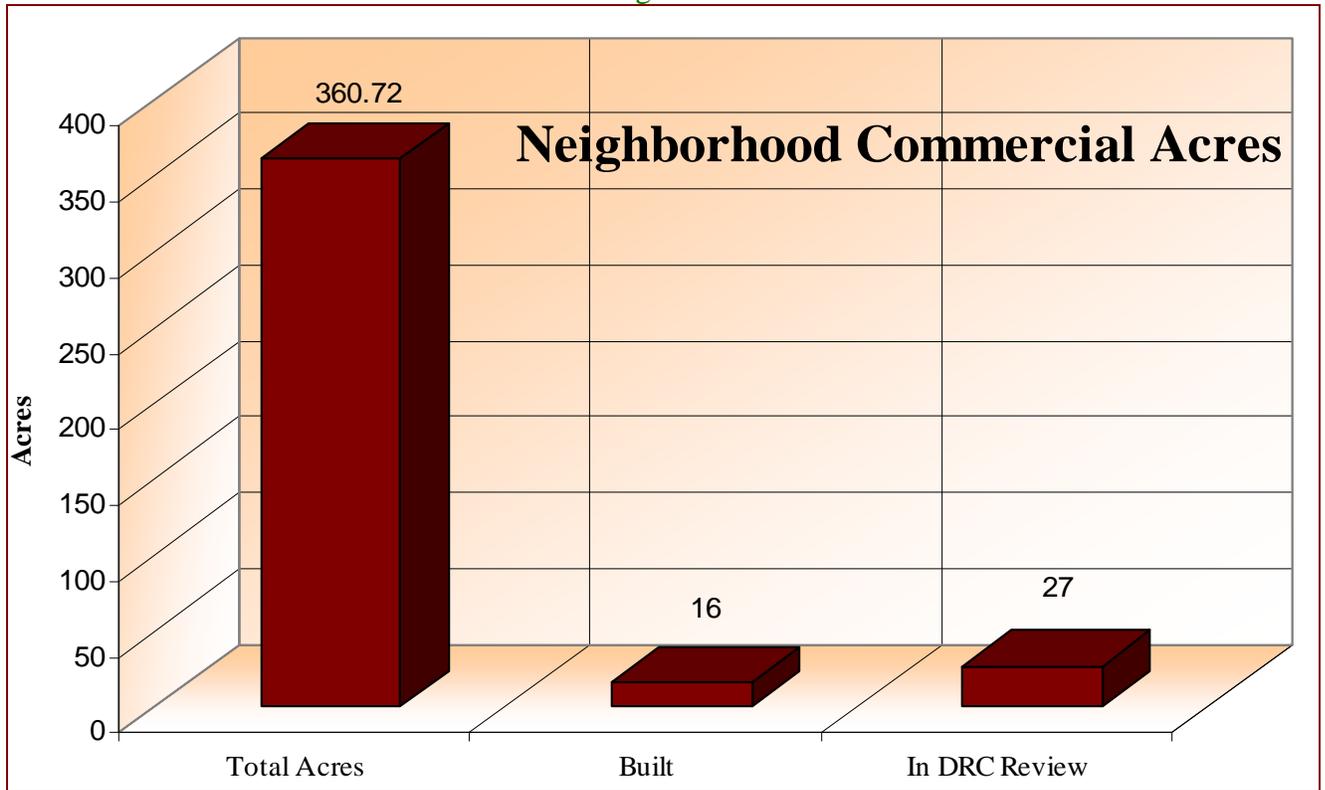
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Beyond the Activity Centers, the City of North Port currently has a total of 360.72 acres of smaller commercial parcels located along arterial and collector roadways throughout the City. These parcels have a zoning designation of either commercial general with 228.17 acres (CG), neighborhood commercial high intensity with 57.0 acres (NC-HI), and neighborhood commercial low intensity with 76.55 acres (NC-LI). The intent of these neighborhood commercial parcels is to provide traditional type uses that are convenient yet not disruptive to adjacent residential homes. The zoning classifications affect the types of uses allowed for that particular parcel. Although this data is reflective of the platted areas of the City, also note that as part of the Village process, there will also be village centers and small neighborhood centers within the Thomas Ranch and future village developments as well.

At this time, two churches, and one retail type uses have been constructed on these parcels for a total of 16 gross acres. In addition, Price Promenade (located on Price Blvd between Toledo Blade and Haberland), a 27 acre mix of commercial and office development is currently under review by the City as illustrated in Figure 9.1 below. The two built churches, plus additional acreage of neighborhood

commercial that is owned by churches, total 45.6 acres or 12% of all non-Activity Center commercial parcels.

Figure 9.1



Information based on Sarasota County Property Appraiser data

Over time, these parcels have been looked at for uses such as park land, and churches. It is important in terms of neighborhood development now and into the future, that these parcels be utilized primarily for the commercial intent they were determined for. In the past, when churches have sought to develop on assembled residential parcels in or abutting neighborhoods, the outcry from residents has not been favorable, so the high profile commercial areas may be appropriate for them, but it must be noted that they do not generate taxes. However, they may offer other valuable assets to the city beyond tax funds.

Examples of uses such as a small corner store, a day care facility, or barber shop, interwoven within neighborhoods are anticipated in order to enhance the quality of life within particular neighborhoods. These initiatives follow the policies set forth in the Comprehensive Plan, and the most recent Evaluation and Appraisal Report.

Findings: *Until the last year, there has been minimal activity on any of the neighborhood commercial parcels throughout the city. Interestingly, 12% of these parcels have been purchased by churches instead of large tracts of residential land. Although churches are a staple of any community, and are an allowed use in NC-HI, the expectation is that commercial uses will utilize these parcels. These parcels should be preserved for their intent and not rezoned for other land uses such as residential.*