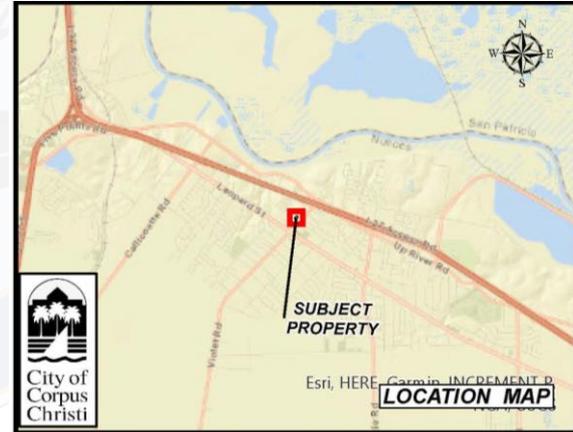


Zoning Case ZN8242

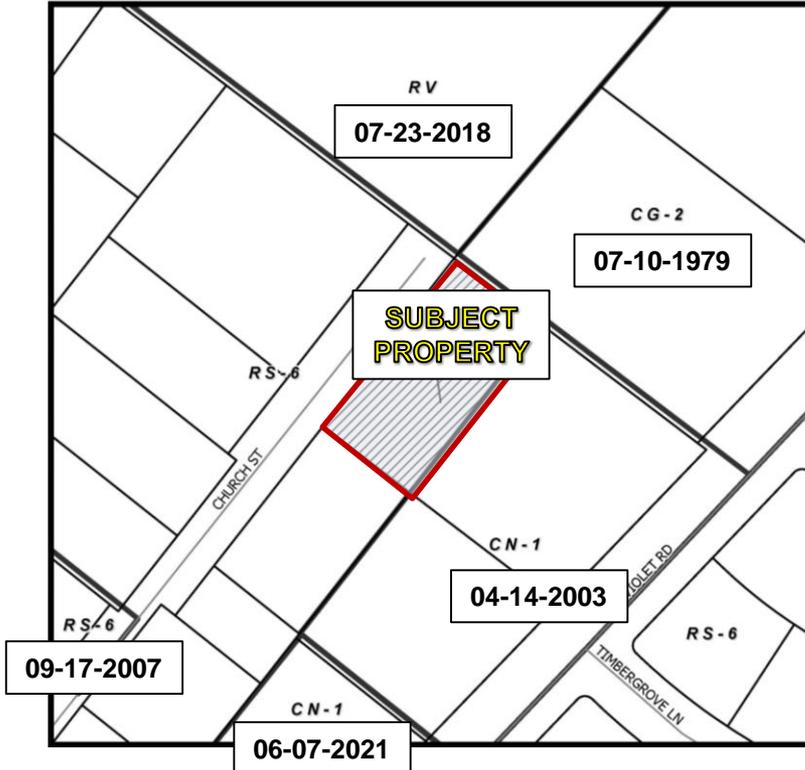


Zumic Investments District 1

Rezoning for a property at or near
4458 Church Street
From the "RS-6" Single-Family 6 District
To the "CN-1" Neighborhood Commercial District



Zoning and Land Use



Proposed Use:

To allow an office development

ADP (Area Development Plan):

Northwest, adopted on January 9, 2011

FLUM (Future Land Use Map):

Mixed-Use

Existing Zoning District:

"RS-6" Single-Family 6 District

Adjacent Land Uses:

North: Low-Density Residential, Commercial, Vacant;
Zoned: "RS-6", "RV", "CG-2"

South: Commercial, Vacant; Zoned: "RS-6", "CN-1"

East: Commercial; Zoned: "CG-2", "CN-1"

West: Vacant, Transportation, Low-Density Residential ;
Zoned: "RS-6"

Public Notification

12 Notices mailed inside the 200' buffer
0 Notices mailed outside the 200' buffer

Notification Area

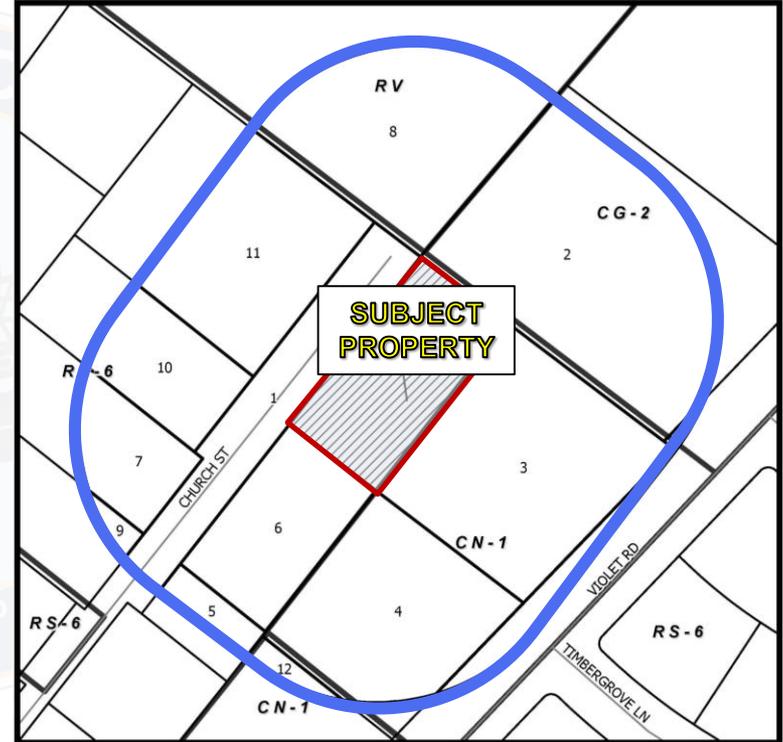


Opposed: 0 (0.00%)

Separate Opposed Owners: (0)



In Favor: 0 (0.00%)



**Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.*

Staff Analysis and Recommendation

- The proposed rezoning is consistent with many elements and goals of Plan CC; however, it is inconsistent with the FLUM designation of mixed use.
 - With the inconsistency of the subject request with the designated FLUM, and in determining a recommendation, staff considered the framework for the mixed-use allocation in the area, and the propensity for transformation.
- The request is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area.
- The Zoning Map amendment will not have a negative impact upon the surrounding neighborhood.
 - Staff noted that most of the parcels along Church Street, the frontage of the subject property, have been developed with conforming single-family uses, and while the UDC will ensure compatibility through its prescriptive buffers and its prohibition of commercially-generated vehicular traffic on Church Street is achieved, site attributes will further reduce the impact of this office development with Church Street as a buffer and the 50-foot drainage easement hosting an open ditch along Church Street.

STAFF RECOMMENDS APPROVAL

TO THE “CN-1” NEIGHBORHOOD COMMERCIAL DISTRICT