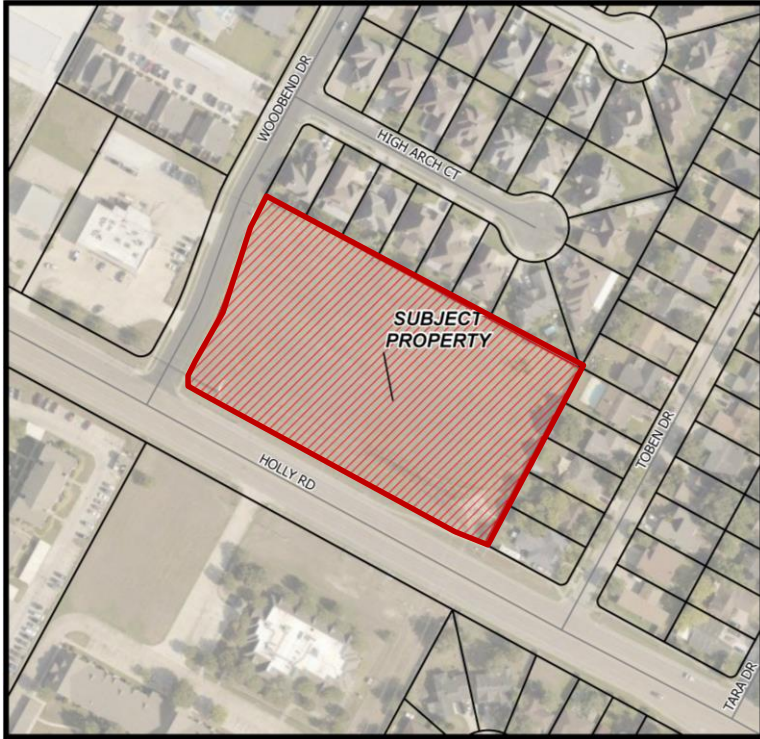


Zoning Case ZN8548



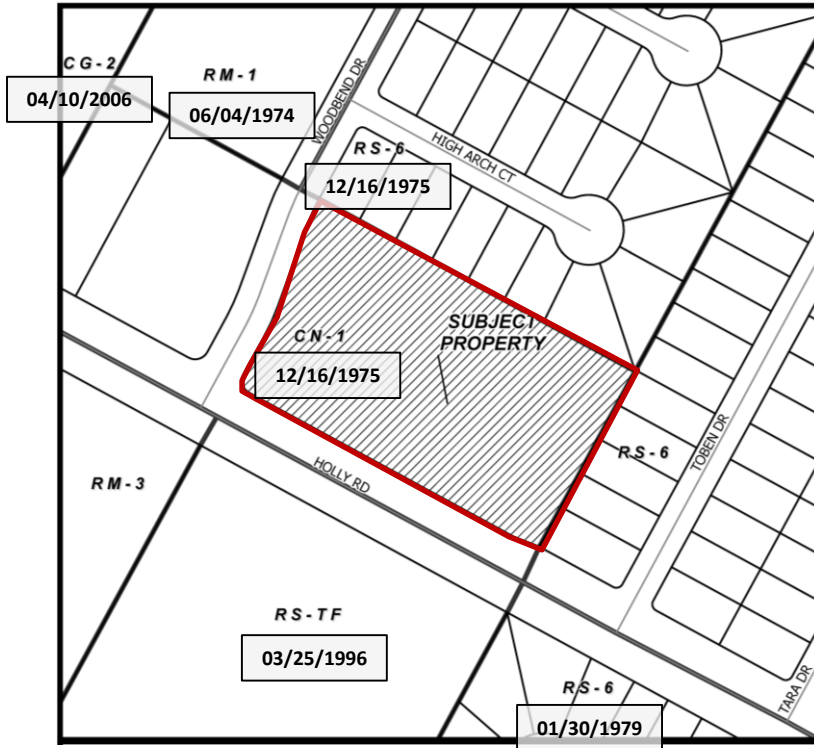
**AI Development Inc.
District 4**

**Rezoning for a property at or near
6502 Holly Road
From the “CN-1” Neighborhood Commercial District
To the “CG-2” General Commercial District**



Planning Commission
August 6, 2025

Zoning and Land Use



Proposed Use:

To allow a commercial development

ADP (Area Development Plan):

Southside, Adopted on March 17, 2020

FLUM (Future Land Use Map):

High-Density Residential

Existing Zoning District:

"CN-1" Neighborhood Commercial District

Adjacent Land Uses:

- North: Low- and Medium-Density Residential; Zoned: "RM-1" and "RS-6"
- South: Low- and Medium-Density Residential; Zoned: "RS-TF/SP, "RS-6"
- East: Low-Density Residential; Zoned: "RS-6"
- West: Commercial, Medium-Density Residential; Zoned: "CN-1," "RS-6"



Public Notification

40 Notices mailed inside the 200' buffer
4 Notices mailed outside the 200' buffer

Notification Area

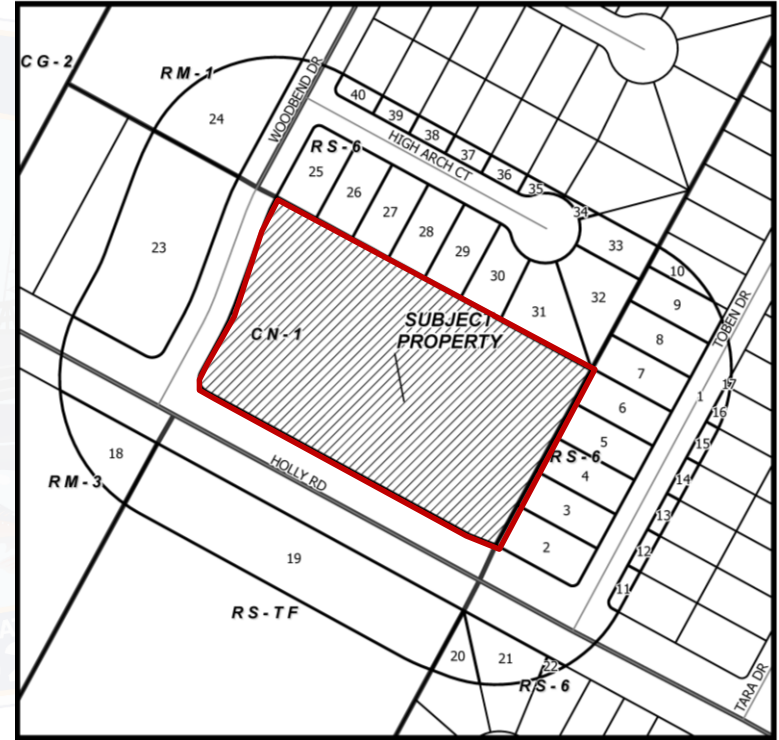
Opposed: 0 (0.00%)
Separate Opposed Owners: (0)

X

In Favor: 0 (0.00%)

O

**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 Zoning Map amendment request is generally consistent with the Comprehensive Plan and the south side area development plan; however, it is inconsistent with the future land use designation of High-Density Residential.
- The amendment is not compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area.
 - The current zoning district allows the uses proposed by the applicant, as does the “CG-2” General Commercial District, however, it would permit more intense commercial development, including bars/nightclubs, mini storage, and car dealerships, to take place.
- The property to be rezoned is not suitable for the zoning district that would be applied by the proposed amendment.
 - Where located, the site would allow a “CG-2” District mid-block, and the type of traffic that the proposed zoning would generate aligns with a primary arterial road, rather than a minor arterial road, which is the classification for Holly Road. Yorktown Boulevard is an example of a primary arterial road.

STAFF RECOMMENDS DENIAL