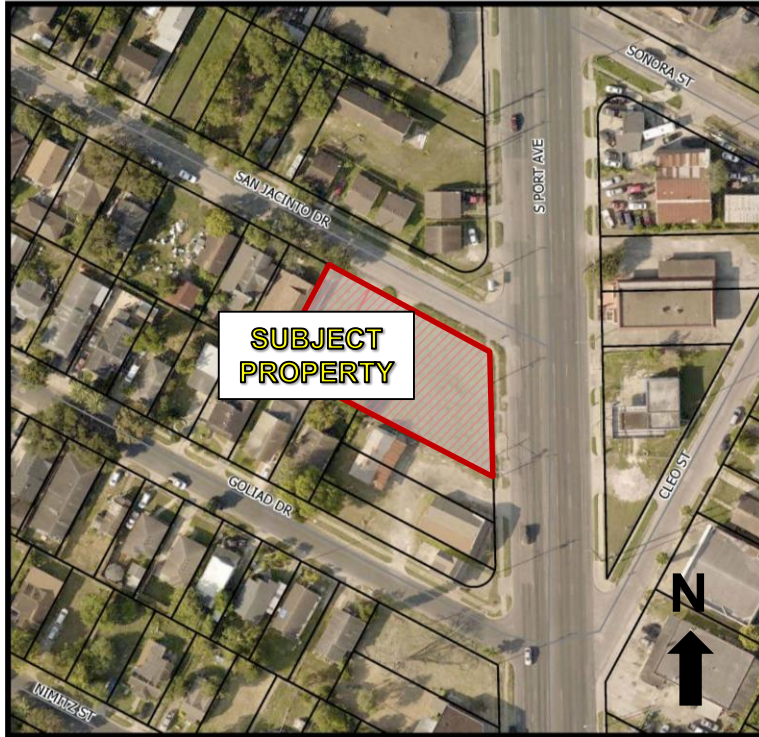


Zoning Case ZN8200

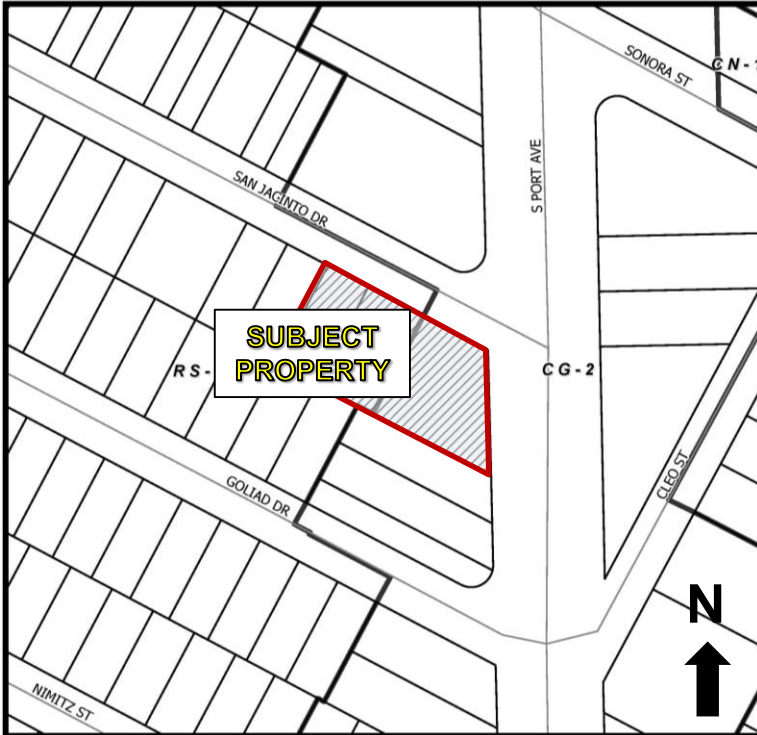


Barajas Family Corporation District 2

Rezoning for a property at or near
2823 South Port Avenue
From the “RS-6” Single-Family 6 District
and “CG-2” General Commercial District
To the “CG-2” General Commercial District



Zoning and Land Use



Proposed Use:

To allow for commercial use (a retail plaza w/ restaurant use)

ADP (Area Development Plan):

Westside ADP, adopted on January 10, 2023

FLUM (Future Land Use Map):

Commercial

Existing Zoning District:

“RS-6” Single-Family 6 and “CG-2” General Commercial

Adjacent Land Uses:

North: Transportation, Medium-Density Residential; Zoned: CG-2

South: Commercial; Zoned: CG-2

East: Transportation, Commercial; Zoned: CG-2

West: Low-Density Residential; Zoned: RS-6

Public Notification

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

Notification Area

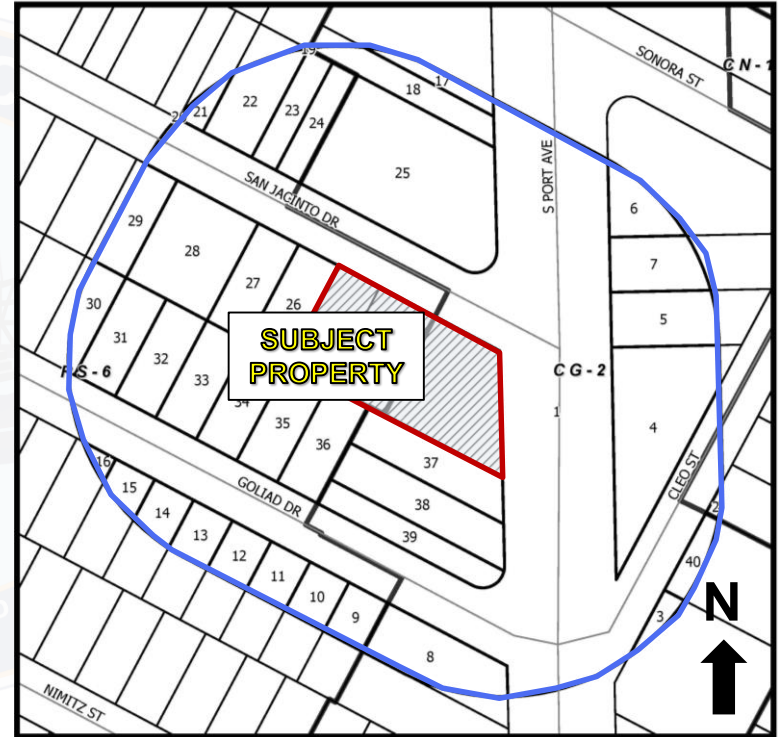


Opposed: 0 (0.00%)

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 goals of Plan CC and the FLUM's designation of commercial.
- Plan CC recommends development patterns that support a high quality of life. While the Plan supports less intense commercial uses in adjacency to residential use; the development pattern along South Port Avenue reveals otherwise and appears to be the norm. With the pattern not reflecting the most appropriate transition, the UDC will ensure that development compatibility is achieved; through the prescription of buffers, increased setbacks, limitation on hours of operation with certain site features, and visual barriers such as fencing and screening.
- Sited within a large general commercial district along South Port Avenue, and the residential-zoned lot with a FLUM designation of commercial, and the staggering arrangement pattern of the commercial district, the amendment will not impact the surrounding properties.

STAFF RECOMMENDS APPROVAL