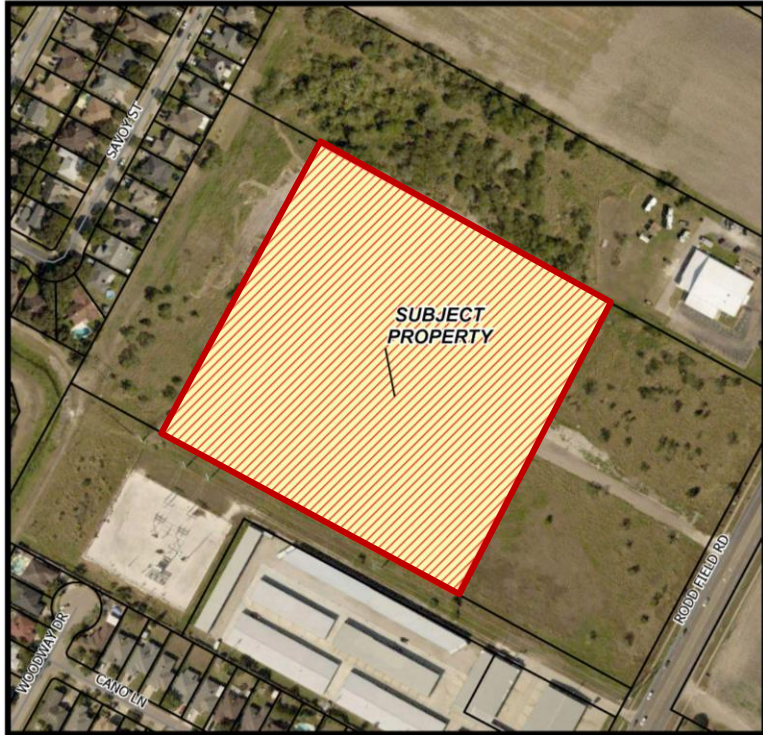


# Zoning Case ZN8336



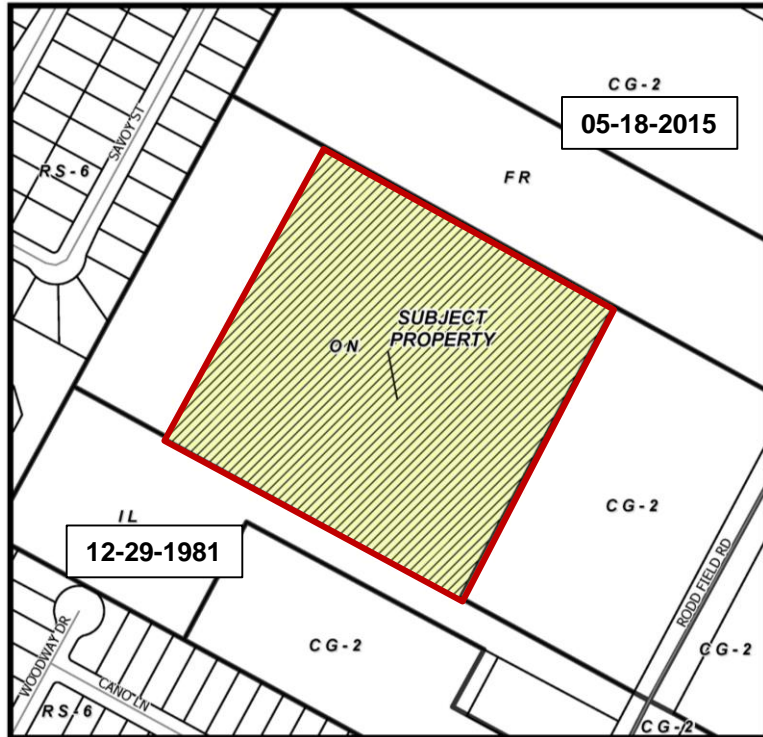
## Shafinury Morteza District 5

Rezoning for a property at or near  
2201 Rodd Field Road  
From the "ON" Neighborhood Office District  
To the "CG-2" General Commercial District



Planning Commission  
August 7, 2024

# Zoning and Land Use



## Proposed Use:

To allow a commercial development; particularly a golf range, other indoor recreation uses, and retail sales and services uses.

## ADP (Area Development Plan):

Southside ADP, Adopted on March 17, 2020

## FLUM (Future Land Use Map):

Medium-Density Residential

## Existing Zoning District:

“ON” Neighborhood Office

## Adjacent Land Uses:

North: Vacant; Zoned: FR

South: Commercial, Light Industrial; Zoned: CG-2, IL

East: Vacant, Public/Semi-Public; Zoned: CG-2, FR

West: Vacant, Public/Semi-Public, Commercial;  
Zoned: ON

# Public Notification

5 Notices mailed inside the 200' buffer  
5 Notices mailed outside the 200' buffer

## Notification Area

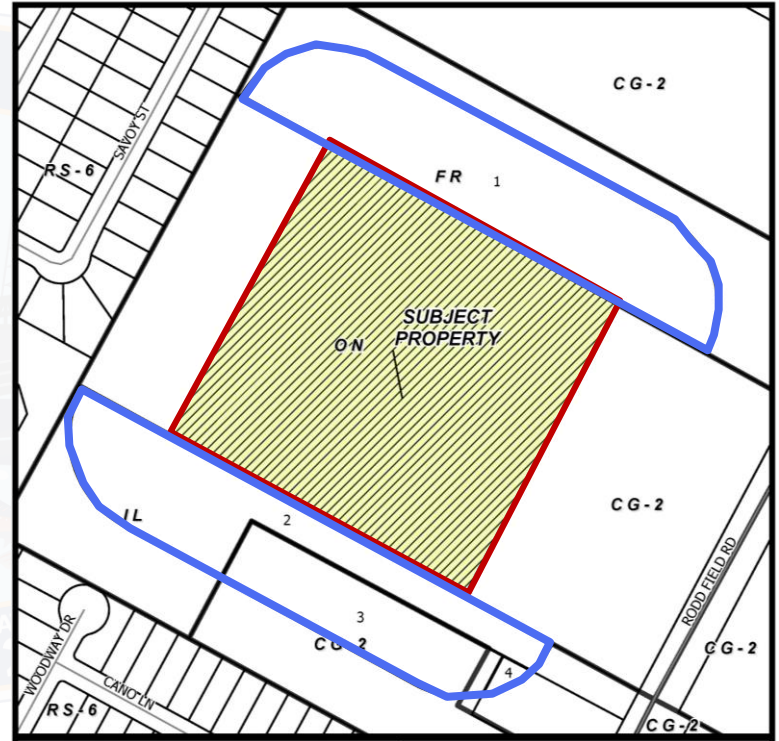


**Opposed: 0 (0.00%)**

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

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- The proposed rezoning is consistent with several elements and goals of the comprehensive plan; however, is inconsistent with the future land use designation of Medium-Density Residential along Rodd Field Road.
- The request to amend the subject property to accommodate the commercial development is compatible with adjacent zoning and conforming uses of the nearby property. The commercial area will be separated by 210' setback from the residential subdivision to the rear.
- The subject property is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.

**STAFF RECOMMENDS APPROVAL.**

**TO THE “CG-2” GENERAL COMMERCIAL DISTRICT**