



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of March 24, 2015
Second Reading for the City Council Meeting of March 31, 2015

DATE: February 26, 2015

TO: Ronald L. Olson, City Manager

FROM: Dan M. Grimsbo, P.E., Director, Development Services Department
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**Rezoning from Neighborhood Commercial to General Commercial
For David A. Montero Fonseca
Property Address: 4655 Kostoryz Road**

CAPTION:

Case No. 0115-08 David A. Montero Fonseca: A change of zoning from the "CN-1" Neighborhood Commercial District to the "CG-2" General Commercial District, not resulting in a change to the Future Land Use Plan. The property is described as Block B, Sunnybrook Addition, located at the northwest corner of Kostoryz Road and Sunnybrook Road.

PURPOSE:

The purpose of this item is to rezone property to allow a general commercial use such as a vehicle sales business.

RECOMMENDATION:

Planning Commission and Staff Recommendation (February 25, 2015): Approval of the change of zoning from the "CN-1" Neighborhood Commercial District to the "CG-2" General Commercial District.

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant is requesting a rezoning from the "CN-1" Neighborhood Commercial District to the "CG-2" General Commercial District, for the purpose of a vehicle sales business. The proposed rezoning is compatible with the surrounding developments, and would not have a negative impact on surrounding properties. The subject property is suited for the proposed project.

ALTERNATIVES:

1. Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The Comprehensive Plan and the Southeast Area Development Plan (ADP) slate the subject properties for Commercial uses. The proposed change of zoning to the "CG-2" General Commercial District is consistent with the adopted Future Land Use Plan.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

Operating Revenue Capital Not applicable

Fiscal Year: 2014-2015	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

Comments: None

LIST OF SUPPORTING DOCUMENTS:

Presentation - Aerial Map
Ordinance
Planning Commission Final Report