



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of January 12, 2016
Second Reading for the City Council Meeting of January 19, 2016

DATE: December 22, 2015

TO: Ronald L. Olson, City Manager

FROM: Dan McGinn, AICP CFM, Interim Director, Development Services Department
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<p>Public Hearing and First Reading for Rezoning Property at 6122 Kostoryz Road</p>
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CAPTION:

Case No. 1215-01 Venamex, LLC.: A change of zoning from the "ON" Office District to the "CN-1" Neighborhood Commercial District, not resulting in a change to the Future Land Use Map. The property is described as Lot 1, Block 1, Bridges Mill Village Unit 1, located on the northeast corner of Kostoryz Road and Masterson Drive.

PURPOSE:

The purpose of this item is to rezone the property to develop a commercial retail center.

RECOMMENDATION:

Planning Commission and Staff Recommendation (December 2, 2015):
Approval of a change from the "ON" Office District to the "CN-1" Neighborhood Commercial District.

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant is requesting a rezoning from the "ON" Office District to the "CN-1" Neighborhood Commercial District for the purpose of developing a commercial retail center with commercial pad sites along Kostoryz Road. The proposed rezoning is consistent with various policies and goals of the Comprehensive Plan and the Southside Area Development Plan and is consistent with the Future Land Use Map. The subject property is located at the intersection of a minor arterial and a residential collector, a preferred location for nonresidential development. Approval of the rezoning does not alter the character of the surrounding area or the intent of the Future Land Use Map which designates the property as suitable for commercial uses, and requirements of the UDC such as landscaping, buffering and

lighting requirements will ensure development occurs in a manner that is harmonious with existing residential development. The proposed zone is compatible with surrounding zoning and conforming uses and the property is suited for the uses allowed by the "CN-1" Neighborhood Commercial District. The rezoning would not result in a negative impact to the surrounding properties.

ALTERNATIVES:

1. Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries of the Southside Area Development Plan and is consistent with the adopted Future Land Use Plan, which slates the property for a commercial uses.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

☐ Operating ☐ Revenue ☐ Capital ☒ Not applicable

Fiscal Year: 2015-2016	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 Zoning Report