

Zoning Case #0222-05

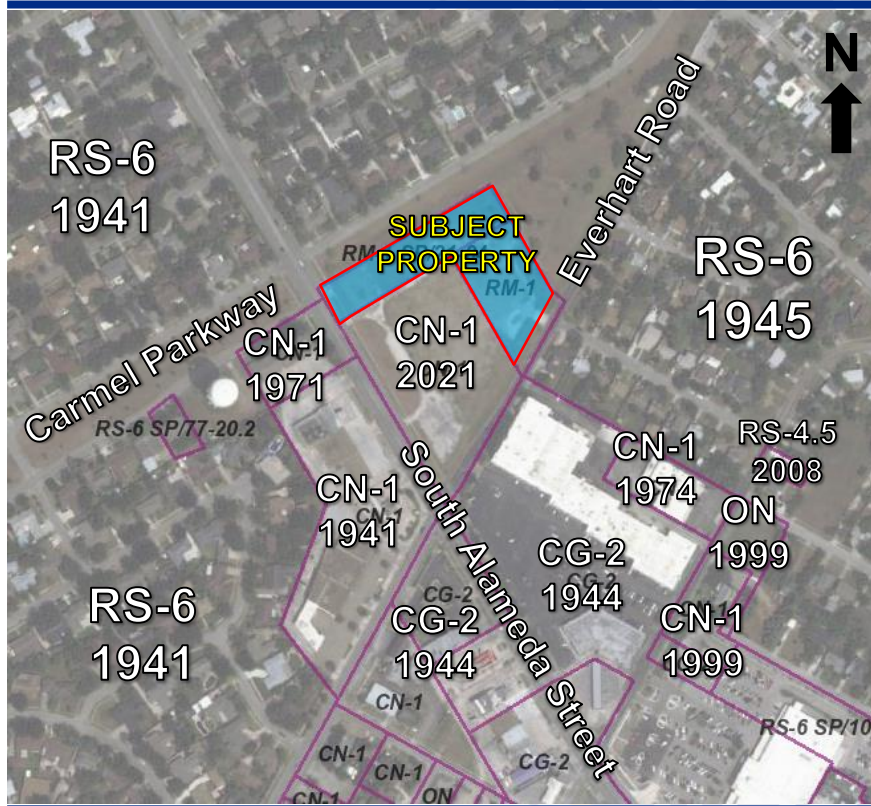
ERF Real Estate, Inc.

Rezoning for a property at 4130 South Alameda Street
From "RM-1" & "RM-1/SP" To "CN-1"



City Council
April 19, 2022

Zoning Pattern and Adjacent Development



Currently Zoned:

“RM-1” Multifamily District and “RM-1/SP” Multifamily District with a Special Permit

Proposed Use:

Commercial use

Surrounding Uses:

- North: Vacant
- South: Vacant and a Commercial Shopping Center
- East: Vacant, Single-Family Homes, and a Commercial Shopping Center
- West: Vacant and Single-Family Homes

Public Notification

20 Notices mailed inside 200' buffer
4 Notices mailed outside 200' buffer

Notification Area

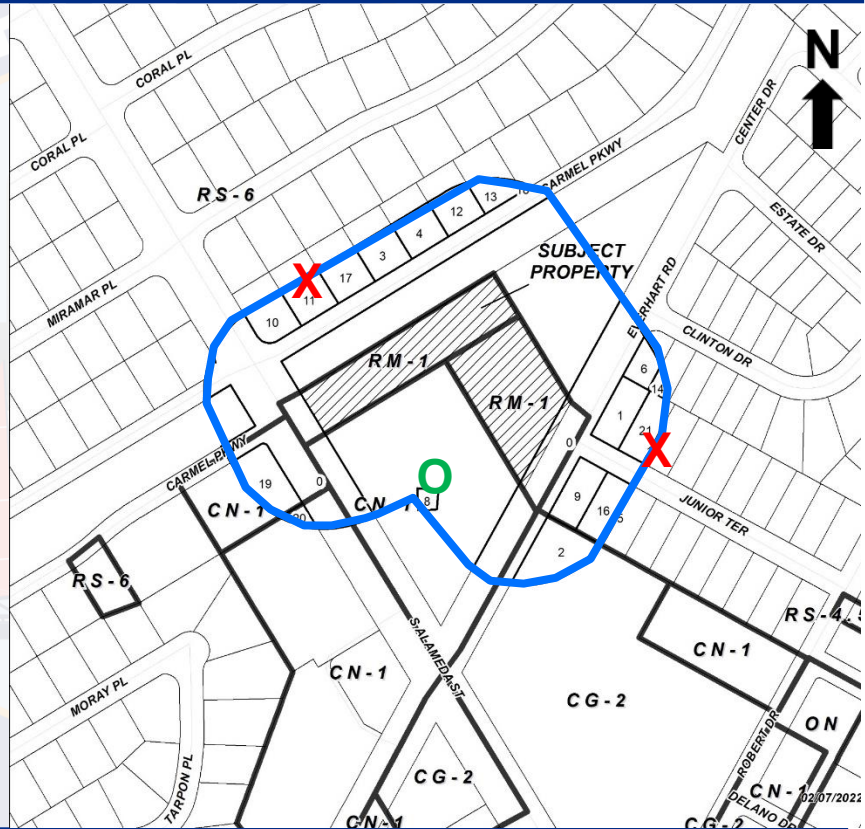
Opposed: 2 (3.05%)
Separate Opposed Owners: 2



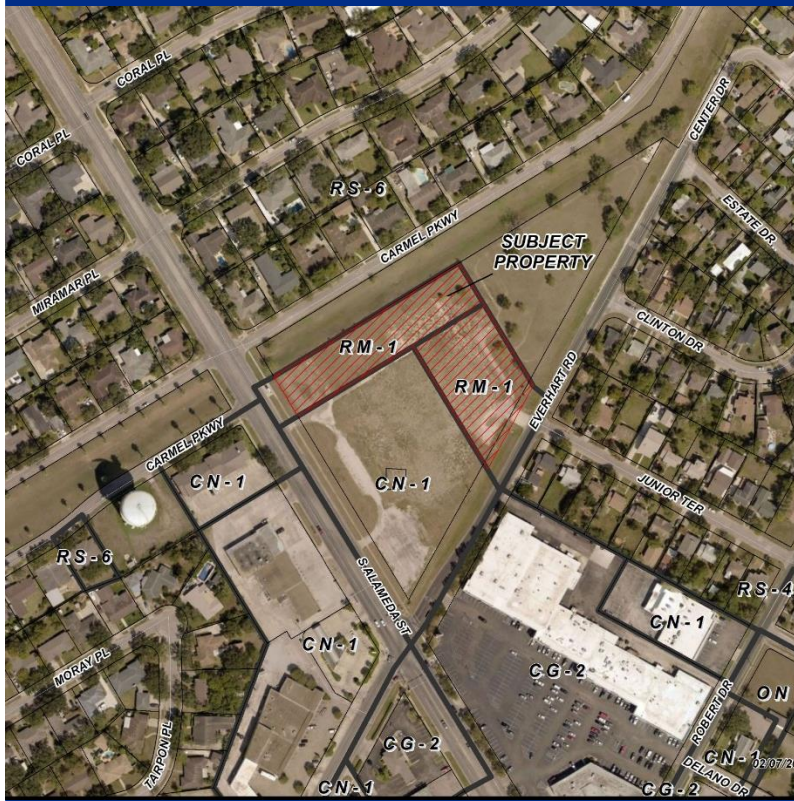
In Favor: 1 (0.62%)



Notified property owner's land in square feet / Total square footage of all property in the notification area =
Percentage of public opposition



Staff Analysis and Recommendation



- The proposed rezoning is inconsistent with the Comprehensive Plan and adopted Southeast Area Development Plan (ADP).
- The proposed rezoning is in keeping in character of the commercial node. However, a portion of the subject property is encroaching into a residential neighborhood.
- A rezoning was attempted in 2018 to the “CN-1” District and due to neighborhood opposition, the “RM-1” District was approved with a portion given a Special Permit to allow some commercial uses.
- Buffer Yards will be required along the northern and eastern property lines.
- Everhart Road is not constructed to the arterial standard and may have a negative traffic impact to adjacent residents.
- **Planning Commission and Staff Recommendation: Approval**