

STAFF REPORT

Case No. 0115-08
 HTE No. 15-10000005

Planning Commission Hearing Date: February 25, 2015

Applicant & Legal Description	<p>Applicant/Owner: David A. Montero Fonseca Legal Description/Location: Block B, Sunnybrook Addition, located at the northwest corner of Kostoryz Road and Sunnybrook Road.</p>			
Zoning Request	<p>From: "CN-1" Neighborhood Commercial District To: "CG-2" General Commercial District Area: 0.358 acres Purpose of Request: To allow a vehicle sales lot.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"CN-1" Neighborhood Commercial	Commercial	Commercial
	<i>North</i>	"CN-1" Neighborhood Commercial	Public/Semi-Public	Public/Semi-Public
	<i>South</i>	"CN-1" Neighborhood Commercial	Commercial	Commercial
	<i>East</i>	"CN-1" Neighborhood Commercial	Commercial	Commercial
	<i>West</i>	"ON" Neighborhood Office	Public/Semi-Public	Medium Density Residential
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Southeast Area Development Plan and is planned for commercial uses. The proposed rezoning to the "CG-2" General Commercial District remains consistent with the adopted Future Land Use Plan. Map No.: 046038 Zoning Violations: a 2010 care of premises code enforcement violation. Case number 10-15591.</p>			
Transportation	<p>Transportation and Circulation: The subject property has approximately 125 feet of street frontage along Kostoryz Road, which is an "A-1" Arterial, and approximately 125 feet of street frontage along Sunnybrook Road, which is a local residential street.</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume (2013)
	Kostoryz Road	"A1" Arterial	N/A	95' ROW 64' paved	20,339 ADT
	Sunnybrook Road	Local Residential	N/A	50' ROW 28' paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "CN-1" Neighborhood Commercial District to the "CG-2" General Commercial District to allow the use of the property to be a vehicle sales lot.

Development Plan: The applicant proposes to establish a vehicle sales lot on the subject property. There is an existing building on the property that the owner plans to remodel and improve. No additional buildings are proposed for construction.

Existing Land Uses & Zoning: The current use of the property is commercial though it is occupied by a vacant service station building. North of the subject property is a fire station zoned "CN-1" Neighborhood Commercial District. South and East of the subject property are commercial uses zoned "CN-1" Neighborhood Commercial District. West of the subject property is zoned "ON" Neighborhood Office District and is currently a multi-family complex.

AICUZ: The subject property is not located in one of the Navy's Air Installation Compatibility Use Zones (AICUZ).

Comprehensive Plan & Area Development Plan Consistency: The Comprehensive Plan and the Southeast Area Development Plan (ADP) slate the subject property for commercial uses. The proposed change of zoning of the 0.358-acre property to the "CG-2" General Commercial District is consistent with the adopted Future Land Use Map, and meets the criteria of the Comprehensive Plan and ADP.

Plat Status: The subject property is platted.

Department Comments:

- The rezoning is consistent with the Comprehensive Plan and the Southeast Area Development Plan.
- The rezoning is compatible and maintains character with the adjacent uses to the north, south east, and west, which include residential and commercial uses.
- The property to be rezoned is suited for vehicle sales and has been used as such in the past.
- The rezoning does not have a negative impact on the surrounding neighborhood.

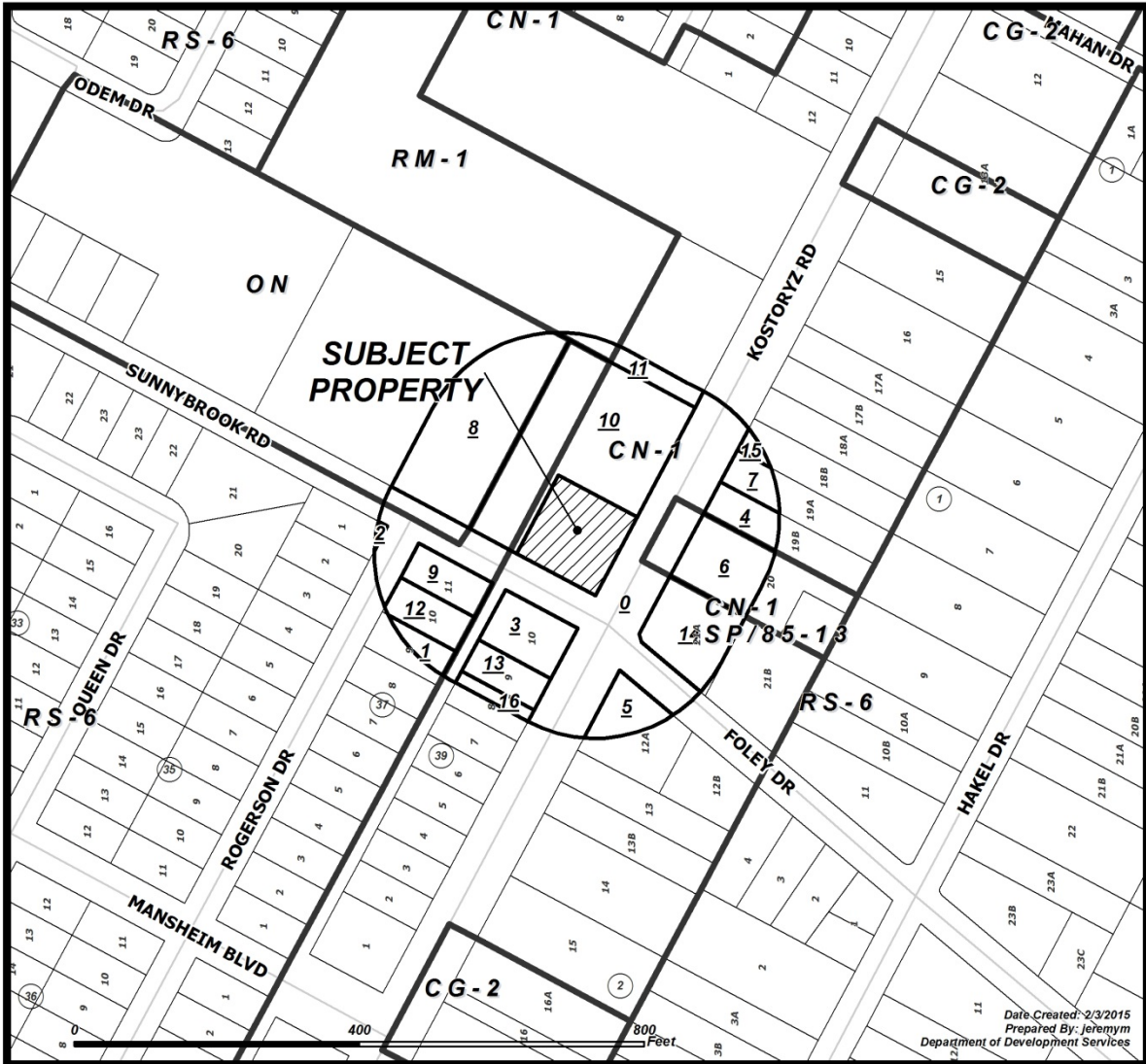
Staff Recommendation:

Approval of the change of zoning from the “CN-1” Neighborhood Commercial District to the “CG-2” General Commercial District.

Public Notification	Number of Notices Mailed – 16 within 200-foot notification area 6 outside notification area
	<u>As of February 18, 2015:</u>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 0 inside notification area – 0 outside notification area
	Totaling 0.00% of the land within the 200-foot notification area in opposition.

Attachments:

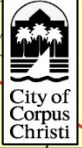
1. Location Map (Existing Zoning & Notice Area)
2. Site Plan



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Zoning & Notice Area

RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF	Two-Family
CR-1	Resort Commercial	RS-15	Single-Family 15
CR-2	Resort Commercial	RE	Residential Estate
CR-2	Resort Commercial	RS-TH	Townhouse
CG-1	General Commercial	SP	Special Permit
CG-2	General Commercial	RV	Recreational Vehicle Park
CI	Intensive Commercial	RMH	Manufactured Home
CBD	Downtown Commercial		
CR-3	Resort Commercial		
FR	Farm Rural		
H	Historic Overlay		
BP	Business Park		

- Subject Property with 200' buffer
- Owners in favor
- Owners within 200' listed on attached ownership table
- Owners in opposition



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