

Zoning Case ZN8268



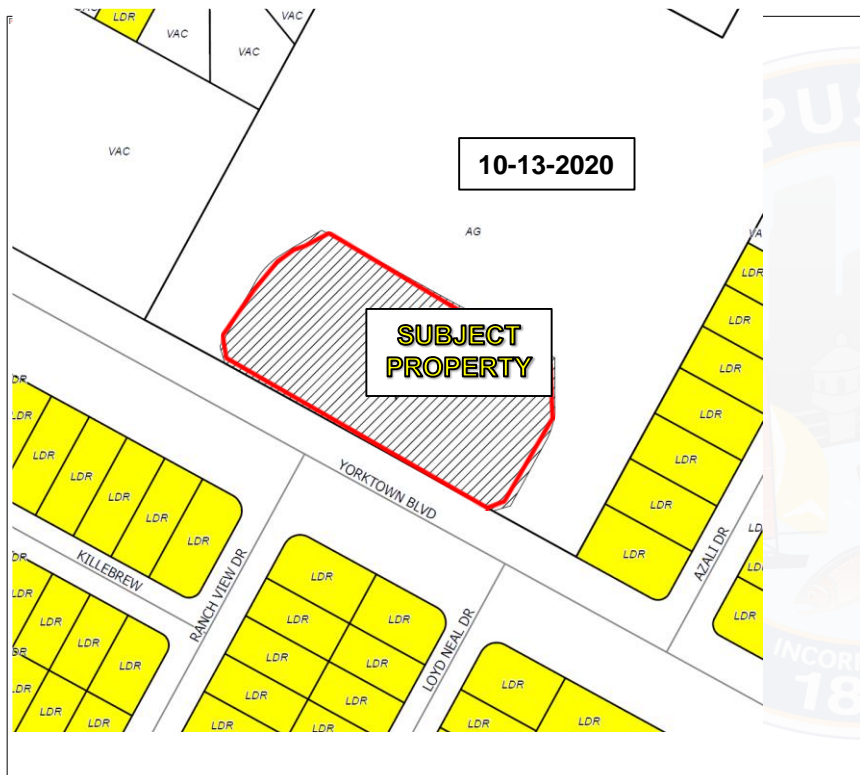
JAR Development, LLC
District 5

**Rezoning for a property at or near
7868 Yorktown Boulevard
From the "RS-4.5" to the "CN-2" District**



Planning Commission
August 7, 2024

Zoning and Land Use



Proposed Use:

To allow for a retail center

ADP (Area Development Plan):

Southside (Updated March 17, 2020)

FLUM (Future Land Use Map):

Medium-Density Residential

Existing Zoning District:

“RS-4.5” Single-Family 4.5 District
(October 2020: Rezoned from “FR” to “RS-4.5”)

Adjacent Land Uses:

North: Agricultural; Zoned: RS-4.5

South, East: Medium-Density Residential; Zoned: RS-4.5

West: Vacant; Zoned: CN-1

Public Notification

19 Notices mailed inside the 200' buffer
1 Notices mailed outside the 200' buffer

Notification Area

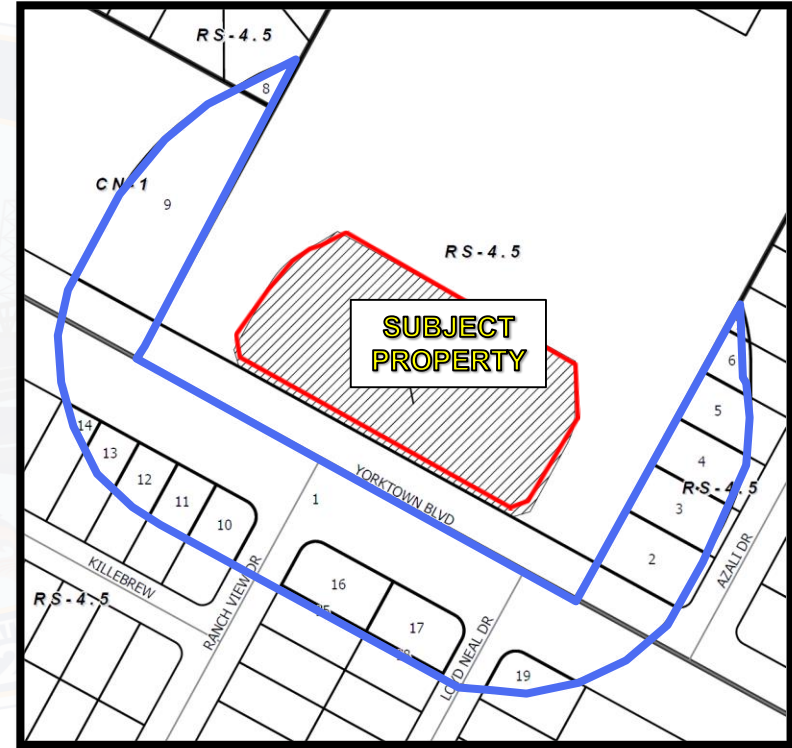


Opposed: 0 (0.00%)

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

- The proposed rezoning is consistent with many broader elements of the Comprehensive Plan.
- The proposed rezoning is compatible with neighboring properties along Yorktown Boulevard, which is transitioning to commercial in nature.
- A Type B Buffer will be required, minimally accomplished by a 10-foot-wide buffer and an 6-foot, solid wood screening fence. The buffer yard is designed to screen or block vision, noise pollutants, and any other negative by-products between nonresidential districts and one-or two-family districts.

STAFF RECOMMENDS APPROVAL.