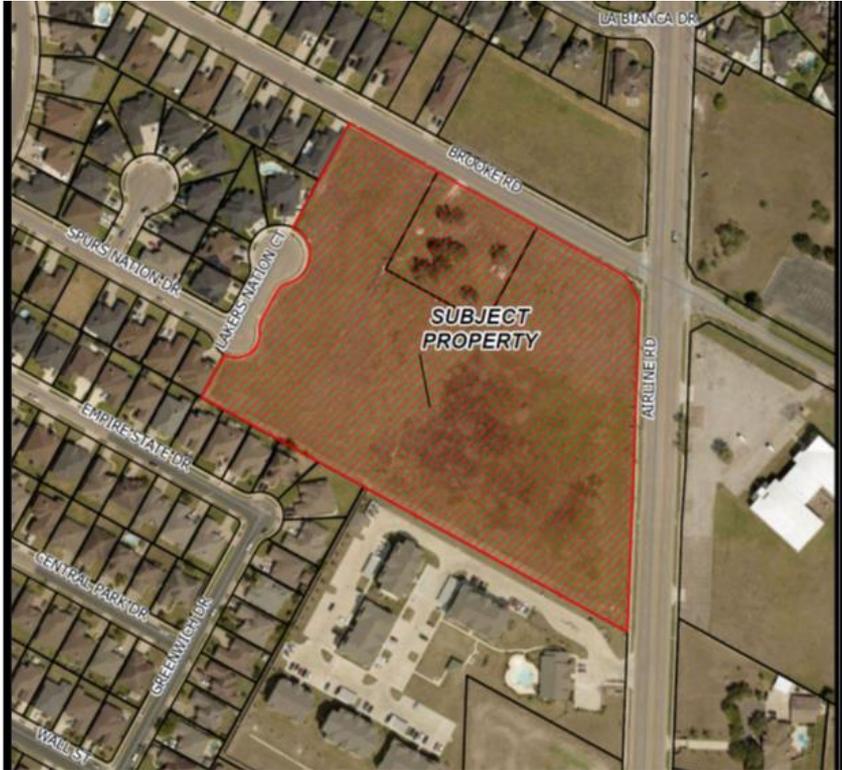


Zoning Case ZN8477

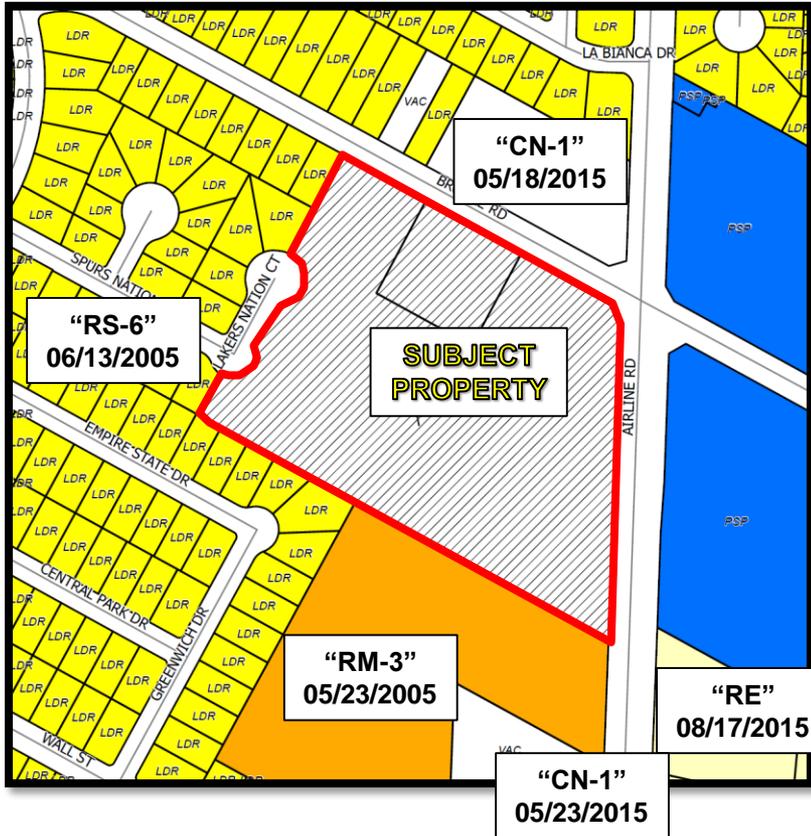


MPM Development LP District 5

Rezoning for a property at 6817 Brooke Road
From the "RM-2" to the "CG-2"



Zoning and Land Use



Proposed Use:

To allow for general commercial uses.

ADP (Area Development Plan):

Southside, Adopted on March 17, 2020

FLUM (Future Land Use Map):

High-Density Residential

Existing Zoning District:

"RM-2" Multifamily

Adjacent Land Uses:

North: Vacant, LDR; Zoned: CN-1, RS-6

South: LDR, MDR; Zoned: RM-3, RS-6

East: Public/Semi-Public; Zoned: FR

West: LDR; Zoned: RS-6

Public Notification

44 Notices mailed inside the 200' buffer
0 Notices mailed outside the 200' buffer

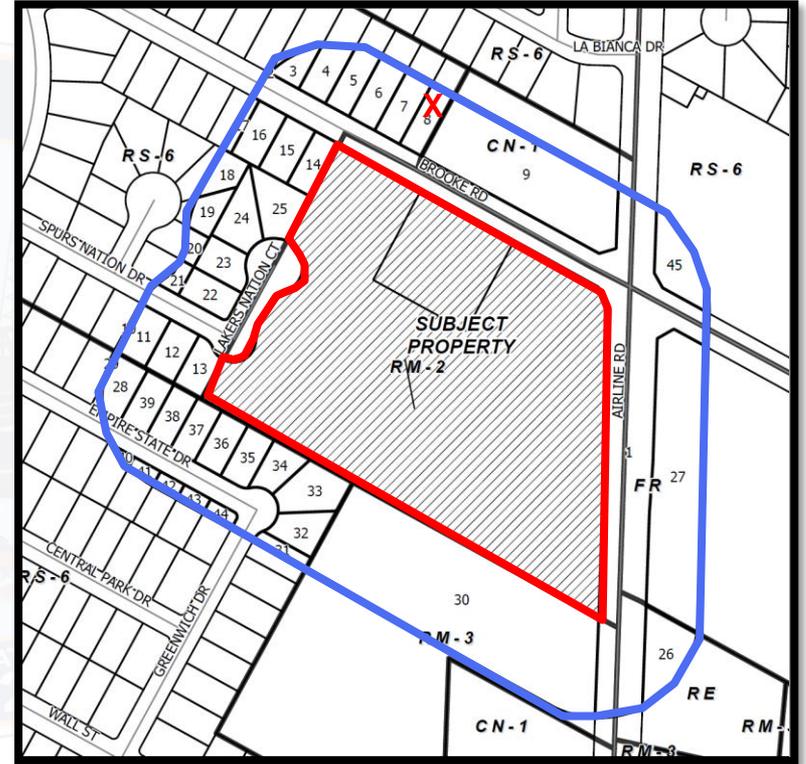
Notification Area



Opposed: 1 (1.03%)
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 inconsistent with the Future Land Use Map designation of medium-density residential, however, is consistent with broader elements and goals of the comprehensive plan including:
 - Encouraging appropriate transitions between commercial and residential developments
 - Encourage orderly growth of new residential, commercial, and industrial areas
- The request is compatible with adjacent zoning and conforming uses of the nearby property.
 - A Type C Buffer will be required at the time of permitting, consisting of 15 feet and 15 points, which can be achieved with a 6-foot masonry wall.

**PLANNING COMMISSION & STAFF RECOMMEND APPROVAL TO
THE “CG-2” GENERAL COMMERCIAL DISTRICT**