

Zoning Case 1022-01



Sun George Contracting & Development Company

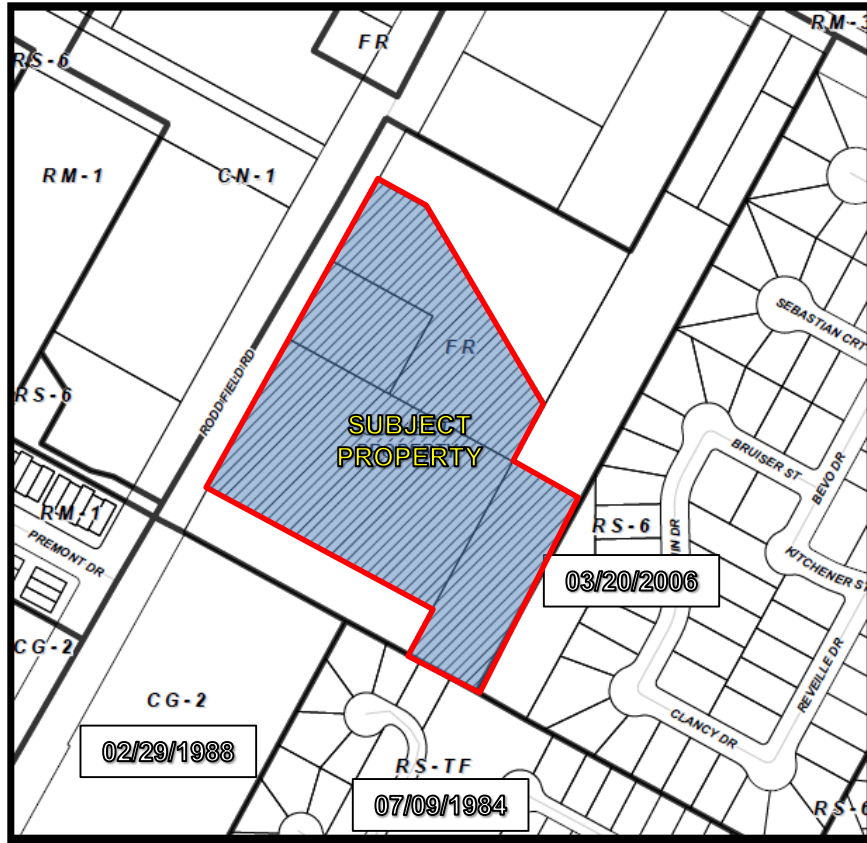
DISTRICT 4

Rezoning for a property at or near
2626 Rodd Field Road
From "FR" to "CG-2"



City Council
January 31, 2023

Zoning and Land Use



Proposed Use:

Commercial Development consisting of retail, office, and food service uses.

Area Development Plan:

Southside (Adopted March 17, 2020)

Future Land Use Map:

Medium-Density Residential and Permanent Open Space

Existing Zoning:

“FR” Farm Rural

Adjacent Land Uses:

- North: Low-Density Residential, Drainage Corridor, and vacant (Zone: RM-3, FR)
- South: Low-Density Residential and Vacant (Zone: CG-2, RS-TF)
- East: Drainage Corridor and Low-Density Residential (Zone: RS-6)
- West: Commercial, and Medium-Density Residential (Zone: CN-1)

Public Notification

36 Notices mailed inside 200' buffer
4 Notice(s) mailed outside 200' buffer

Notification Area

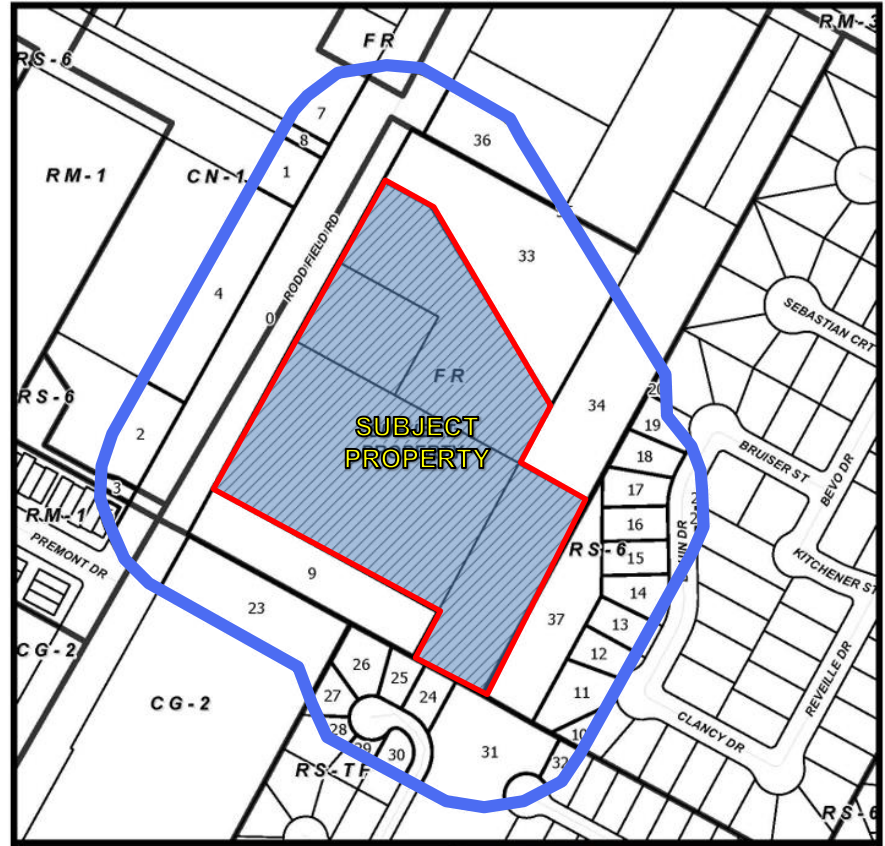
Opposed: 0 (0.00%)
Separate Opposed Owners: 0



In Favor: 0 (0.00%)



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



Staff Analysis And Recommendation

- The proposed rezoning is inconsistent with the Future Land Use Map and would require an amendment to the Future Land Use Map.
 - The Future Land Use Map designates a Medium-Density Residential use for the subject property, and while the city's comprehensive plan also encourages the placement of such use near an arterial, the proposed development is also beneficial with the adjacent neighborhoods and proposed mobility trails and tracks.
 - The Southside Area Development Plan and the Comprehensive Plan both encourage interconnected developments. It is an opportunity to enhance the character envisioned. Pedestrian and bicyclist access are also recommended for general commercial areas.
- The development pattern since the early 1980s has been of a commercial nature. There are a few "CG-2" zoned lots along the corridor.
- The site meets the minimum development standards for the proposed zoning district, however:
 - The "CG-2" General Commercial District is a zoning district typically found at major intersections as part of nodal development. Therefore, it is not applicable mid-block.
 - The "CG-2" General Commercial District allows more intense commercial uses such as Mini-Storage, Bars, and Night Clubs.
 - In contrast, the "CN-1" District does not allow such uses and has no restriction on the size of restaurant uses or retail development

PLANNING COMMISSION AND STAFF RECOMMENDATION: Denial of the change of zoning from the "FR" Farm Rural District to the "CG-2" General Commercial District, and in lieu thereof; approval of a change in zoning to the "CN-1" Neighborhood Commercial District.

