



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 01/21/20
Second Reading Ordinance for the City Council Meeting 01/28/20

DATE: December 9, 2019
TO: Peter Zaroni, City Manager
FROM: Al Raymond, AIA, Director
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Rezoning a property at or near 6734 Saratoga Boulevard (State Highway 357)

CAPTION:

Zoning Case No. 1219-01, Paula Gaut Properties, Inc. (District 5). Ordinance rezoning property at or near 6734 Saratoga Boulevard (State Highway 357) from the "RS-6" Single-Family 6 District to the "CG-2" General Commercial District.

SUMMARY:

The purpose of the zoning request is to allow for the construction of a retail center.

BACKGROUND AND FINDINGS:

The subject property is 0.82 acres in size. According to the applicant the purpose of the request is to construct a retail center. The applicant has not submitted any specific plans concerning the retail center.

Conformity to City Policy

The subject property is located within the boundaries of the Southside Area Development Plan and is planned for commercial uses. The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC). It is compatible with the adjoining residential properties and does not have a negative impact upon the adjacent commercial properties. The property is currently vacant and is a remaining "RS-6" Single-Family 6 District tract. The subject property has never been developed. Surrounding properties have been rezoned to commercial zoning districts indicating a pattern towards commercial development along the Saratoga Boulevard corridor.

Public Input Process

Number of Notices Mailed
9 within 200-foot notification area
6 outside notification area

As of November 27, 2019:

In Favor
0 inside notification area

In Opposition
0 inside notification area

0 outside notification area

0 outside notification area

Totaling 0.00% of the land within the 200-foot notification area in opposition.

Commission Recommendation

Planning Commission recommended approval of the change of zoning from the “RS-6” Single-Family 6 District to the “CG-2” General Commercial District on December 4, 2019.

ALTERNATIVES:

1. Denial of the change of zoning from the “RS-6” Single-Family 6 District to the “CG-2” General Commercial District.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Staff recommends approval of the zoning request.

Planning Commission recommended approval of the change of zoning from the “RS-6” Single-Family 6 District to the “CG-2” General Commercial District with following vote count.

Vote Count:

For:	7
Opposed:	0
Absent:	2
Abstained:	0

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report