16-233Z3

TITLE:	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C1" - Neighborhood Commercial District to "C2" - Local Commercial District, Located Approximately 425 Feet East of Jordan Road and on the South Side of Virginia Parkway, and Accompanying Ordinance

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: October 4, 2016

DEPARTMENT: Planning

CONTACT: Brian Lockley, AICP, Director of Planning
Samantha Pickett, Planning Manager
Eleana Galicia, Planner I

RECOMMENDED CITY COUNCIL ACTION:

- Staff recommends denial of the proposed rezoning request due to a lack of conformance with the goals and objectives of the City's Comprehensive Plan of "Land Use Compatibility and Mix."

  However, should the rezoning request be approved, the subject property shall develop in accordance with Section 146-112 ("C2" - Local Commercial District) of the zoning ordinance, and as amended.

ITEM SUMMARY:

- The applicant is requesting to rezone approximately .65 acres of land from "C1" - Neighborhood Commercial District to "C2" - Local Commercial District generally for commercial uses.

- The applicant has submitted an associated Specific Use Permit (16-234SUP) for an automotive repair shop that is also being considered at the October 4, 2016 City Council meeting.

- On August 23, 2016, the Planning and Zoning Commission voted 7-0-0 to table

this item and to continue the public hearing to the September 13, 2016 Planning and Zoning Commission meeting per the applicant's request.

BACKGROUND INFORMATION:

- Please see attached Staff Report.

FINANCIAL SUMMARY:

- N/A

BOARD OR COMMISSION RECOMMENDATION:

- On September 13, 2016, the Planning and Zoning Commission voted 6-1-0 to recommend approval of the rezoning request.

SUPPORTING MATERIALS:

08.23.16 PZ Minutes
09.13.16 PZ Minutes
PZ Report
Location Map and Aerial Exhibit
Letter of Intent
Comprehensive Plan Maps
Land Use and Tax Base Summary Map
Zoning Comparison Chart
Proposed Ordinance
Proposed Exhibits A-C
PowerPoint Presentation
Applicant Presentation