



16-233Z2

**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

**COUNCIL GOAL:** Direction for Strategic and Economic Growth

**MEETING DATE:** September 13, 2016

**DEPARTMENT:** Planning

**CONTACT:** Matt Robinson, AICP, Planning Manager  
Eleana Galicia, Planner I

**APPROVAL PROCESS:** The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the October 4, 2016 meeting.

**STAFF RECOMMENDATION:** 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.**

**APPLICATION SUBMITTAL DATE:** July 25, 2016 (Original Application)  
August 8, 2016 (Revised Submittal)

**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 September 13, 2016 Planning and Zoning Commission 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.

**SUPPORTING MATERIALS:**

[Draft - 08.23.16 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 Zoning Exhibit](#)

[PowerPoint Presentation](#)