



17-074Z

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “C” - Planned Center District and “CC” - Corridor Commercial Overlay District to “C3” - Regional Commercial District, “LI” - Light Industrial District and “CC” - Corridor Commercial Overlay District, Located Approximately 1,040 Feet South of Bloomdale Road and on the East Side of U.S. Highway 75 (Central Expressway), and Accompanying Ordinance

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: May 2, 2017

DEPARTMENT: Planning

CONTACT: Brian Lockley, Director of Planning, AICP, CPM
Samantha Pickett, Planning Manager
Melissa Spriegel, Planner I

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the proposed rezoning request.

APPLICATION SUBMITTAL DATE: March 13, 2017 (Original Application)
March 27, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 8.13 acres of land from “C” - Planned Center District to “C3” - Regional Commercial District and “LI” - Light Industrial District, generally for commercial and industrial uses.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“C” - Planned Center District and “CC” - Corridor Commercial Overlay District (Commercial Uses)	Undeveloped Land

North	"C" - Planned Center District and "CC" - Corridor Commercial Overlay District (Commercial Uses)	Landmark Equipment and Undeveloped Land
South	"C" - Planned Center District and "CC" - Corridor Commercial Overlay District (Commercial Uses)	Undeveloped Land
East	"AG" - Agricultural District and "CC" - Corridor Commercial Overlay District (Agricultural Uses)	Undeveloped Land
West	"PD" - Planned Development District Ordinance No. 2013-10-099 and "CC" - Corridor Commercial Overlay District (Mixed Uses)	Undeveloped Land

PROPOSED ZONING: The applicant is requesting to rezone approximately 8.13 acres of land from "C" - Planned Center District to "C3" - Regional Commercial District and "LI" - Light Industrial District, generally for commercial and industrial uses. More specifically, the western 3.90 acres (Tract A) will be zoned "C3" - Regional Commercial District, while the eastern 4.23 acres (Tract B) will be zoned "LI" - Light Industrial District. The applicant has indicated their intent to utilize Tract A for office uses and Tract B for office/warehouse uses.

Currently, the Future Land Use Plan (FLUP) designates the property for commercial uses. The properties located north and south of the subject property are zoned for similar commercial and office uses, while the properties located to the east are zoned or used for similar industrial uses. Given the frontage on U.S. Highway 75 (Central Expressway) and the existing commercial zoning, it is Staff's opinion that the rezoning request will preserve the commercial zoning of the area. Additionally, given the industrial designation of the properties to the east within the Future Land Use Plan, Staff is of the opinion that the proposed rezoning request will serve as a transition to the current and future industrial uses to the east. As such, Staff recommends approval of the proposed rezoning request.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Future Land Use Plan (FLUP) designates the subject property for commercial uses. The FLUP modules diagram designates the subject property as Regional Commercial within a significantly developed area. The Comprehensive Plan lists factors to be considered when a rezoning request is being considered within a significantly developed area:

- **Comprehensive Plan Goals and Objectives:** The proposed rezoning request is generally in conformance with the goals and objectives of the Comprehensive Plan. In particular, the proposed zoning change would help the community attain the goal of "Economic Development Vitality for a Sustainable and Affordable Community" through the stated objective of the Comprehensive Plan, a "balanced development pattern". Another goal of the Comprehensive Plan is

accomplished through “Land Use Compatibility and Mix” by creating a “mix of land uses that provides for various lifestyle choices”.

- **Impact on Infrastructure:** The proposed rezoning request may have an impact on the existing and planned water, sewer and thoroughfare plans in the area.
- **Impact on Public Facilities/Services:** The proposed rezoning request should have a minimal impact on public services, such as schools, fire and police, libraries, parks and sanitation services.
- **Compatibility with Existing and Potential Adjacent Land Uses:** The properties located adjacent to the subject property are zoned for similar commercial uses. The proposed rezoning request should remain compatible with the adjacent properties.
- **Land Use and Tax Base Summary:** Module 28 is currently comprised of approximately 0% residential uses and 100% non-residential uses (including institutional uses). The proposed rezoning request will have an impact on the anticipated land uses in this module with the addition of light industrial uses. Estimated tax revenues in Module 28 are comprised of approximately 0% from residential uses and 100% from non-residential uses. Estimated tax revenues by type in Module 28 are comprised of approximately 20.5% ad valorem taxes and 79.5% sales and use taxes.
- **Concentration of a Use:** The proposed rezoning request should not result in an over concentration of commercial or industrial land uses in the area.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments or phone calls in support of or opposition to this request.

BOARD OR COMMISSION RECOMMENDATION: On April 11, 2017 the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed rezoning request.

SUPPORTING MATERIALS:

[PZ Minutes 041117](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps](#)

[Land Use and Tax Base Summary](#)

[Land Use Comparison Table](#)

[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[PowerPoint Presentation](#)