

# CITY COUNCIL



# ZONING CASES

*November 27, 2023*



**Owner:** 328 Person St LLC

**Applicant:** Nael Aziz

**Request:** Downtown 2 (DT-2) to Downtown 2 Conditional Zoning (DT-2/CZ)

**Located:** 328 Person Street

**Acreage:** 1.93 acres  $\pm$

**District:** 2

**REID #:** 0437738057000









## Aerial Notification Map

Case #: P23-44

Request: Conditional Rezoning  
Downtown 2 (DT-2) to  
Downtown 2 Conditional  
Zoning (DT-2/CZ)

Location: 328 Person Street

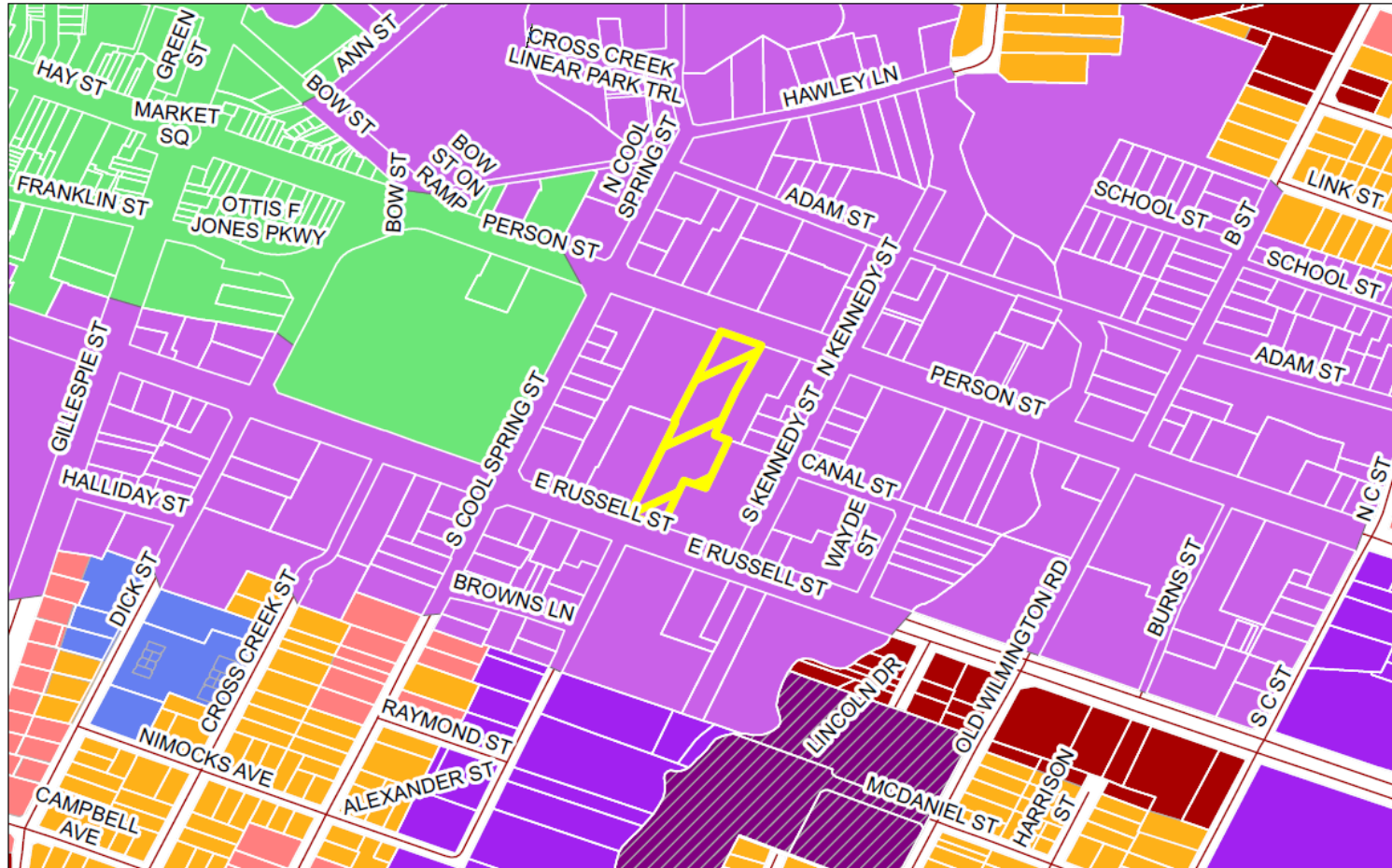
## Legend

 P23-44  P23-44 Notification Buffer



Letters are being sent to all property owners within the 1,000' buffer. Subject property is shown in the hatched pattern.





## Zoning Map

Case #: P23-44

Request: Conditional Rezoning  
Downtown 2 (DT-2) to  
Downtown 2 Conditional  
Zoning (DT-2/CZ)

Location: 328 Person Street

### Legend



P23-44 DT Zoning

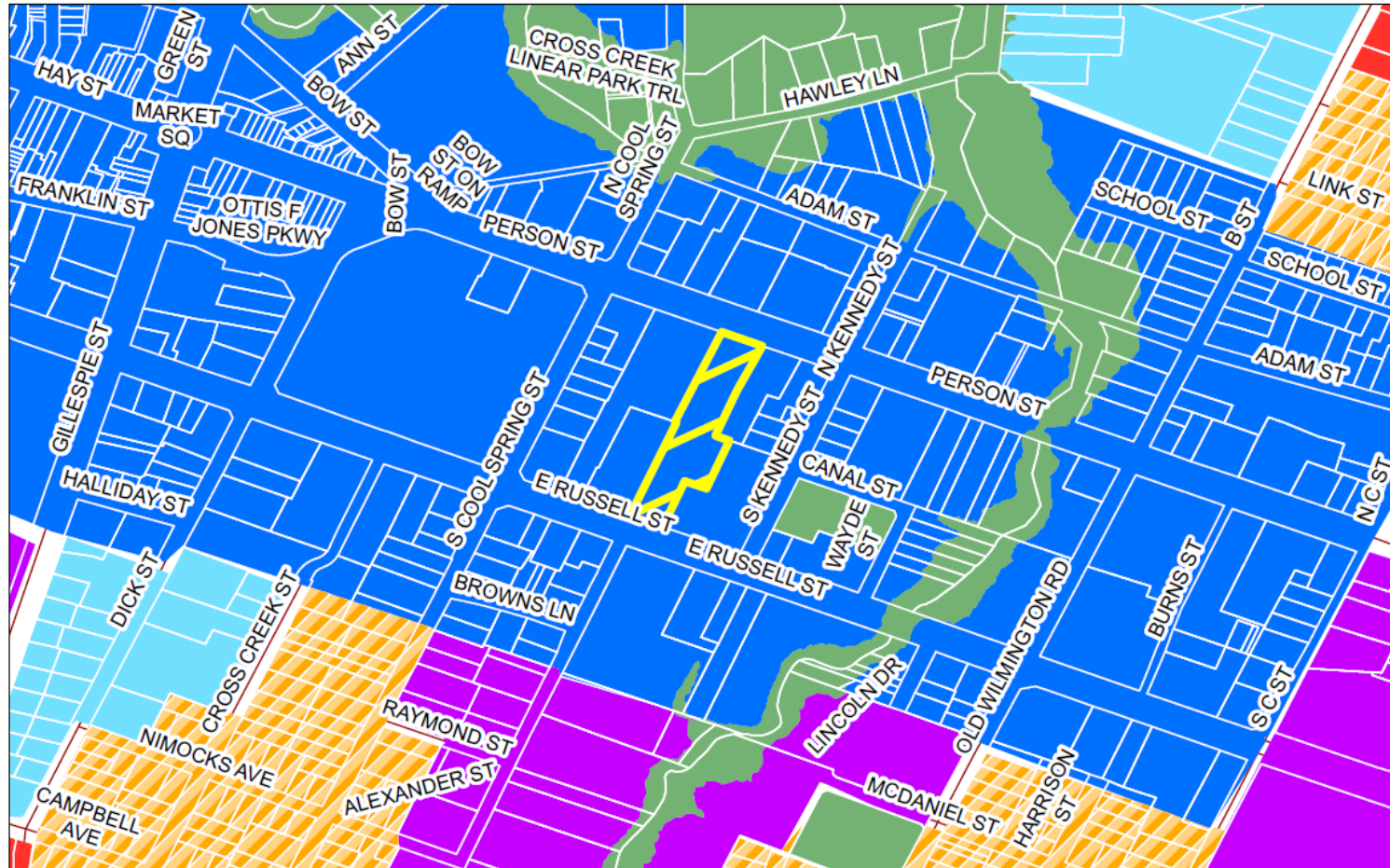
### Zoning

DT-1  
DT-2

CC - Community Commercial  
HI - Heavy Industrial  
LC - Limited Commercial  
MR-5 - Mixed Residential 5 MU/  
CZ - Conditional Mixed-Use OI -  
Office & Institutional



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## Land Use Map

Case #: P23-44







Request: Conditional Rezoning  
Downtown 2 (DT-2) to  
Downtown 2 Conditional  
Zoning (DT-2/CZ)

Location: 328 Person Street

### Legend

 P23-44 Land Use Plan 2040

#### Character Areas

-  PARKOS - PARK / OPEN SPACE
-  NIR - NEIGHBORHOOD IMPROVEMENT
-  DTMXU - DOWNTOWN
-  HC - HIGHWAY COMMERCIAL
-  OI - OFFICE / INSTITUTIONAL
-  EC - EMPLOYMENT CENTER



Letters are being sent to all property owners within the 1,000' buffer. Subject property is shown in the hatched pattern.





# Surrounding Properties



## Condition:

- Allow for light manufacturing in the Downtown 2 zoning district

## Analysis:

- The Unified Development Ordinance defines sign-making as a light manufacturing use type. Light manufacturing is not a use by right in the DT-2 zoning district.
- The proposed use of the property for sign-making should have limited impact on the surrounding area as all sign creation will occur within the existing structures on site.
- Building plans submitted by the applicant indicate that large portions of the building will be used for office and sales areas.



The Zoning Commission and Professional Planning Staff recommend that the City Council move to APPROVE of the proposed map amendment to rezone a parcel to Downtown 2 Conditional Zoning (DT-2/CZ) based on the following:

- The proposed zoning map amendment adheres to the policies adopted in the Future Land Use Plan and can be made to conform with the provisions found in the Unified Development Ordinance (UDO). The Future Land Use Plan calls for the subject parcel to be developed as Downtown (DTMXU) and the proposed zoning district allows for uses that fit this category; and
- The uses permitted by the proposed change in zoning district classification and the standards that apply to such uses will be appropriate in the immediate area of the land to be reclassified due to the existing zoning and the uses surrounding this property; and
- The proposed zoning district promotes logical and orderly development that would make no substantial impact upon the public health, safety, or general welfare.

1. Approval of the map amendment to DT-2/CZ as presented based on the evidence submitted and finds that the rezoning is consistent with the Future Land Use Plan as demonstrated by the attached consistency and reasonableness statement (recommended);
2. Approval of the map amendment to a more restrictive zoning district based on the evidence submitted and finds that the map amendment would be consistent with the Future Land Use Plan and an amended consistency statement;
3. Denial the map amendment request based on the evidence submitted and find that the map amendment is inconsistent with the Future Land Use Plan.





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