

CITY COUNCIL



ZONING CASES

March 25, 2024



Owner: Macpherson LLC

Applicant: Keck and Wood, Inc

Request: Rezoning from SF-6 & CC to CC

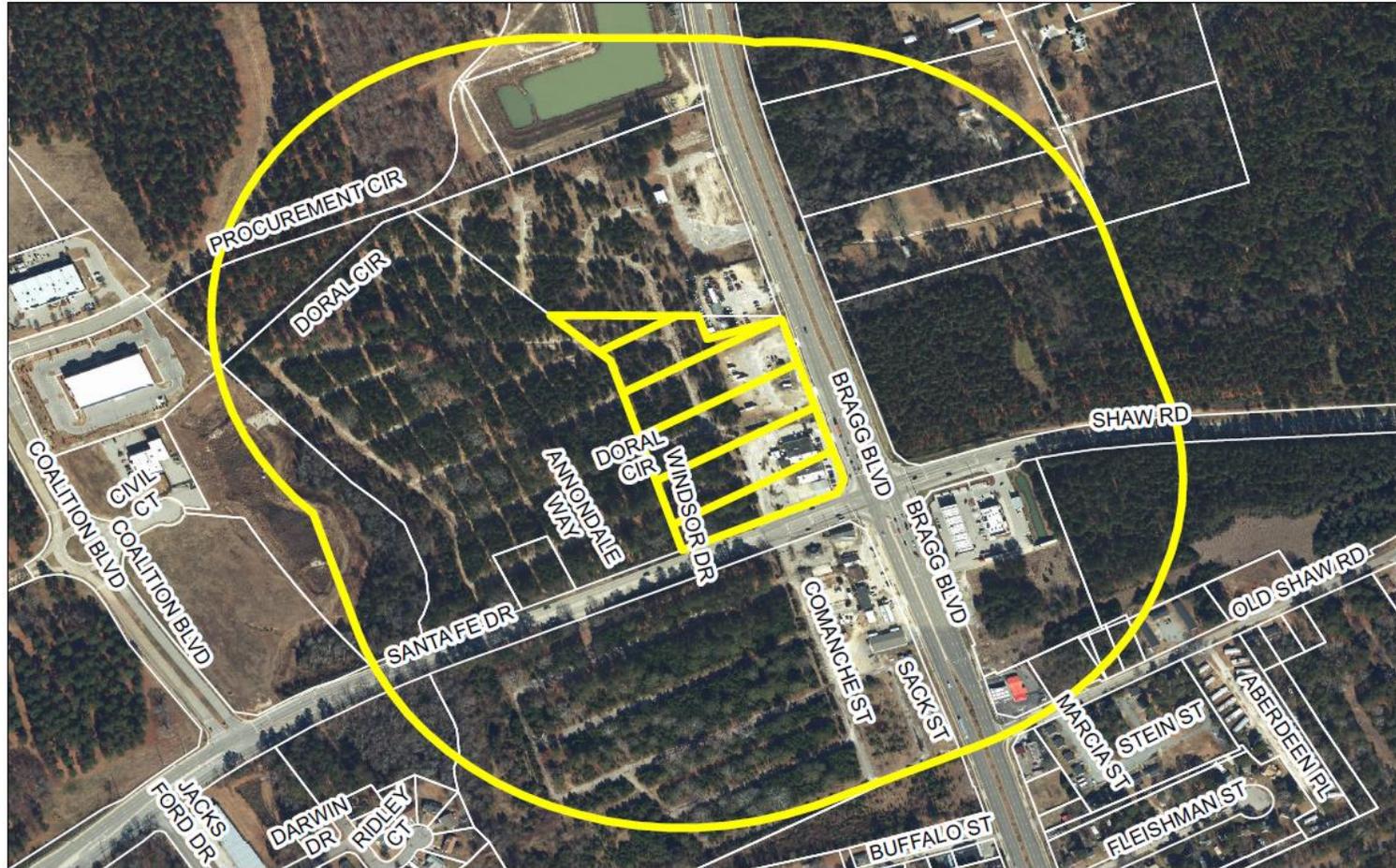
Located: 5709 Bragg Blvd

Acreage: 9.29 acres ±

District: 3

REID #: 0419128627000





Aerial Notification Map
Case #: P24-11

Request: Rezoning
Single Family Residential 6 (SF-6) and
Community Commercial (CC) to
Community Commercial (CC)

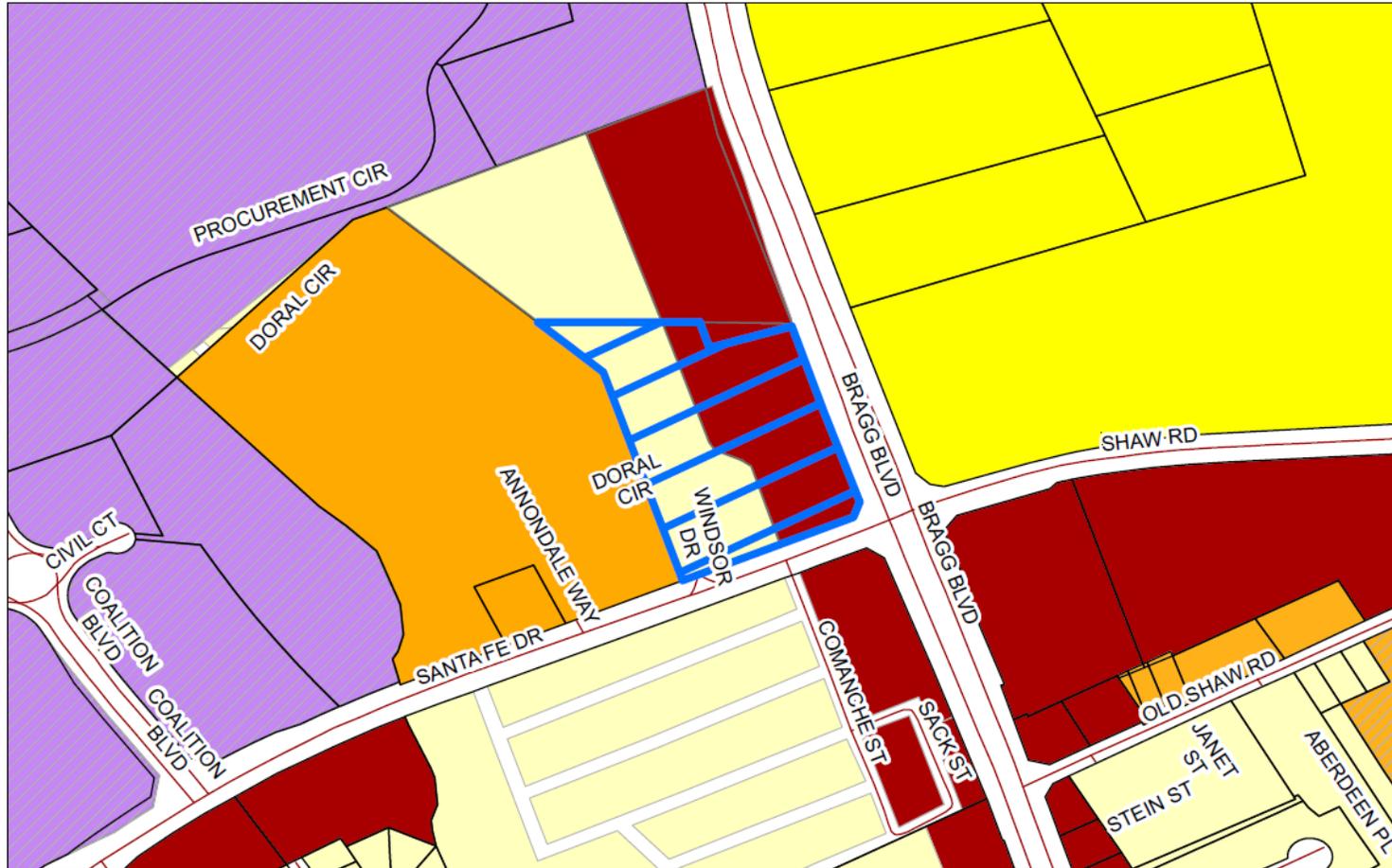
Location: 5709 Bragg Blvd
0419128627000

Legend

-  P24-11
-  P24-11 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 #: P24-11

Request: Rezoning
Single Family Residential 6 (SF-6) and
Community Commercial (CC) to
Community Commercial (CC)

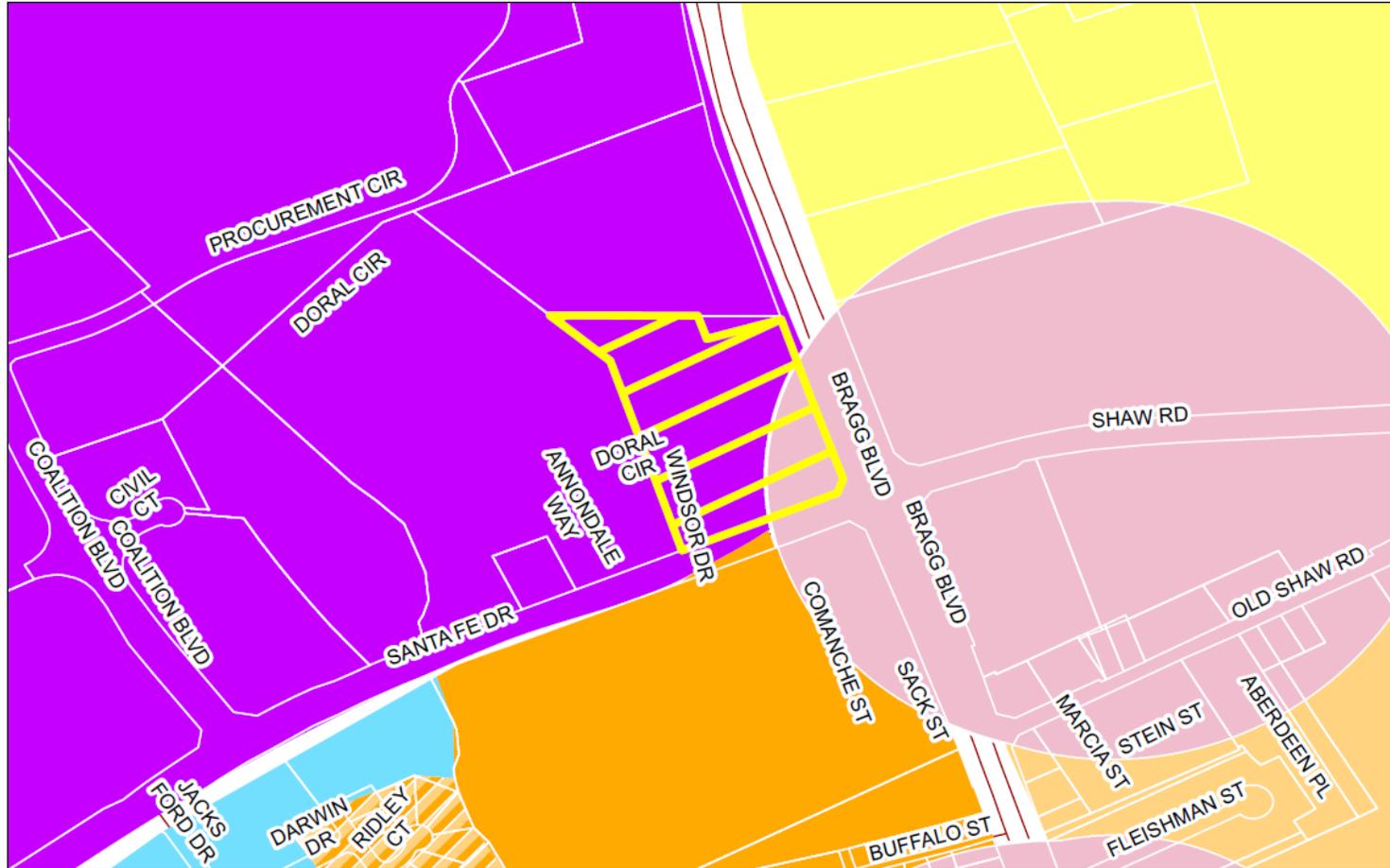
Location: 5709 Bragg Blvd
0419128627000

Legend

-  P24-11
-  BP/IZ - Conditional Business Park
-  CC - Community Commercial
-  MR-5 - Mixed Residential 5
-  MR-5/CZ - Conditional Mixed Residential 5
-  SF-8 - Single-Family Residential 8
-  SF-10 - Single-Family Residential 10

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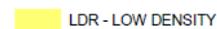
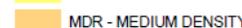
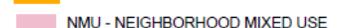
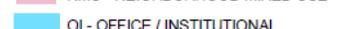
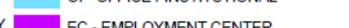


Land Use Map
Case #: P24-11

Request: Rezoning
Single Family Residential 6 (SF-6) and
Community Commercial (CC) to
Community Commercial (CC)

Location: 5709 Bragg Blvd
0419128627000

Legend

-  P24-11
- Land Use Plan 2040**
- Character Areas**
-  LDR - LOW DENSITY
-  MDR - MEDIUM DENSITY
-  NIR - NEIGHBORHOOD IMPROVEMENT
-  HDR - HIGH DENSITY RESIDENTIAL
-  NMU - NEIGHBORHOOD MIXED USE
-  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.







- The proposed rezoning would unify the zoning of the subject property.
- The subject property is currently used as a commercial development located on the corner of two major corridors.
- Many of the uses permitted in the CC zoning district would support the existing Military Business Park.



The Zoning Commission and Professional Planning Staff recommend that the City Council move to APPROVE of the proposed map amendment to CC based on the following:

- The proposed zoning map amendment implements the policies adopted in the Future Land Use Plan (FLUP), and those policies found in the Unified Development Ordinance (UDO). The Future Land Use Plan calls for the subject property to be developed as Employment Center (EC) and Neighborhood Mixed Use (NMU).
- The uses permitted by the proposed change in zoning district classification and the standards that apply to such uses would be appropriate in the immediate area; and
- There are no other factors that will substantially affect public health, safety, morals, or general welfare.

1. Approval of the map amendment to Community Commercial (CC) 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. Deny the map amendment request based on the evidence submitted and finds that the map amendment is inconsistent with the Future Land Use Plan.



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