

City Council



P23-13

May 22, 2023



Owner: AOM II, LLC

Applicant: E.C. (Ned) Garber, III

Request: Conditional Rezoning from Heavy Industrial (HI) to Heavy Industrial Conditional Zoning (HI/CZ)

Located: 616 Person Street

Acreage: 1.57 ± acres

District: 2

REID #: 0437929325000







Aerial Notification Map

Case #: P23-13

Conditional Rezoning
Request: Heavy Industrial (HI/CZ)

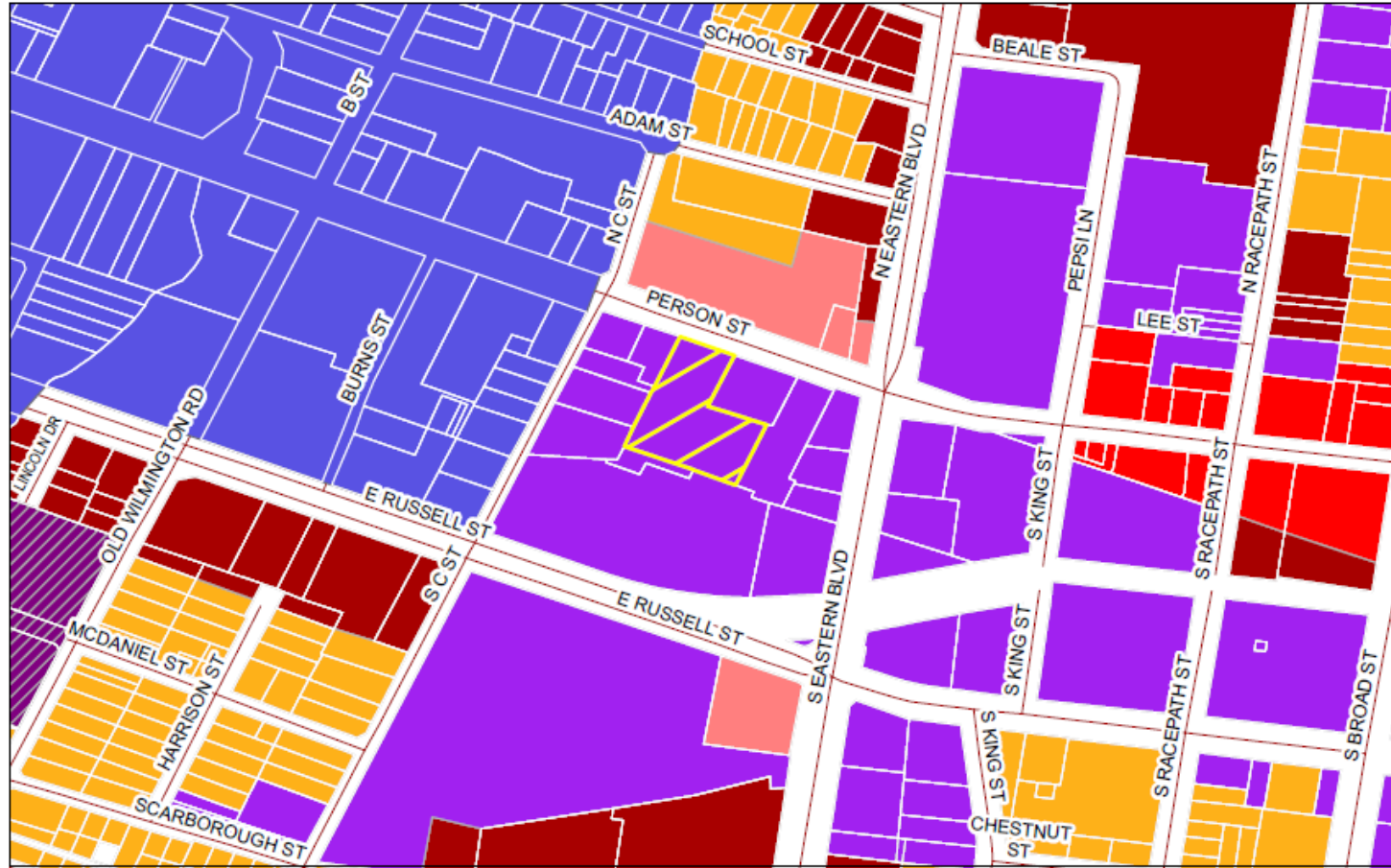
Location: 616 Person Street

Legend

-  P23-13 Buffer
-  P23-13



Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.



Zoning Map

Case #: P23-13

Initial Zoning
Request: Heavy Industrial (HI)

Location: 1682 & 1662 Middle River Loop


Legend


 P23-13


DT Zoning


Zoning


 DT-2


 CC - Community Commercial


 DT - Downtown

 HI - Heavy Industrial

 LC - Limited Commercial

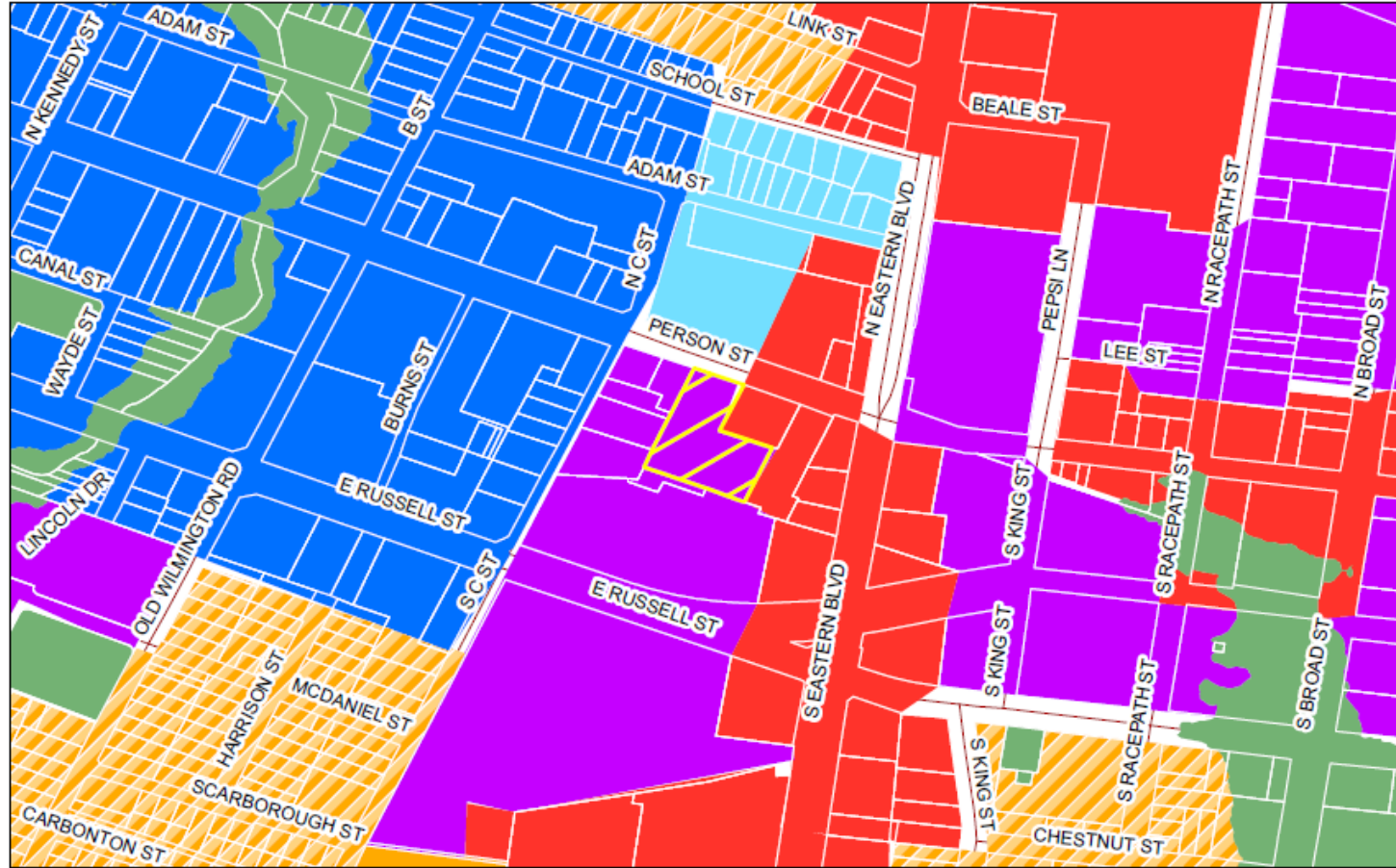
 MR-5 - Mixed Residential 5

 MU/CZ - Conditional Mixed-Use

 County



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Future Land Use Map

Case #: P23-13

Initial Zoning

Request: Heavy Industrial (HI)


Location: 1682 & 1662 Middle River Loop


Legend


 P23-13


Land Use Plan 2040


Character Areas


 PARKOS - PARK / OPEN SPACE


 NIR - NEIGHBORHOOD IMPROVEMENT

 HDR - HIGH DENSITY RESIDENTIAL

 DTMXU - DOWNTOWN

 HC - HIGHWAY COMMERCIAL

 OI - OFFICE / INSTITUTIONAL

 EC - EMPLOYMENT CENTER



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North



East

South



West

- The applicant is requesting to rezone the property from Heavy Industrial (HI) to Heavy Industrial Conditional Zoning (HI/CZ) to permit its current use as a car detailing service.
- This conditional rezoning will maintain the base zoning of Heavy Industrial (HI) while allowing the additional use (car wash and auto detailing), which will maintain continuity with the surrounding HI zoning district while allowing a use that complements the surrounding land uses.
- According to the Future Land Use Map & Plan, this property and the majority of the surrounding area are recommended to be developed as an Industrial/Employment Center.
- The general area around the subject property is primarily industrial in nature.

The Professional Planning Staff recommends that the Zoning Commission move to recommend APPROVAL of the map amendment to HI/CZ 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 Industrial/Employment Center.
- The uses permitted by the proposed change in zoning district classification and standards apply to such use and will be appropriate in the immediate are of the land to be reclassified due to the existing zoning and uses surrounding this property; and
- There are no other factors that will substantially affect public health, safety, morals, or general welfare.

1. Recommends approval of the map amendment to HI/CZ (recommended);
2. Recommends approval of the map amendment to a more restrictive zoning district; or
3. Denies the map amendment request.

