

CITY COUNCIL



ZONING CASES

August 12, 2024



Owner/Applicant: Eutaw Village Shopping LLC

Request: Single Family Residential 10, Office & Institutional, and
Community Commercial to Community Commercial

Location: 2620 Bragg Boulevard

Acreage: 16.30 acres

District: 2

REID #: 0428216810000





Aerial Notification Map

Case #: P24-32

Request: Rezoning

Single Family Residential 10 (SF-10),
Office & Institutional (OI), and
Community Commercial (CC) to
Community Commercial (CC)

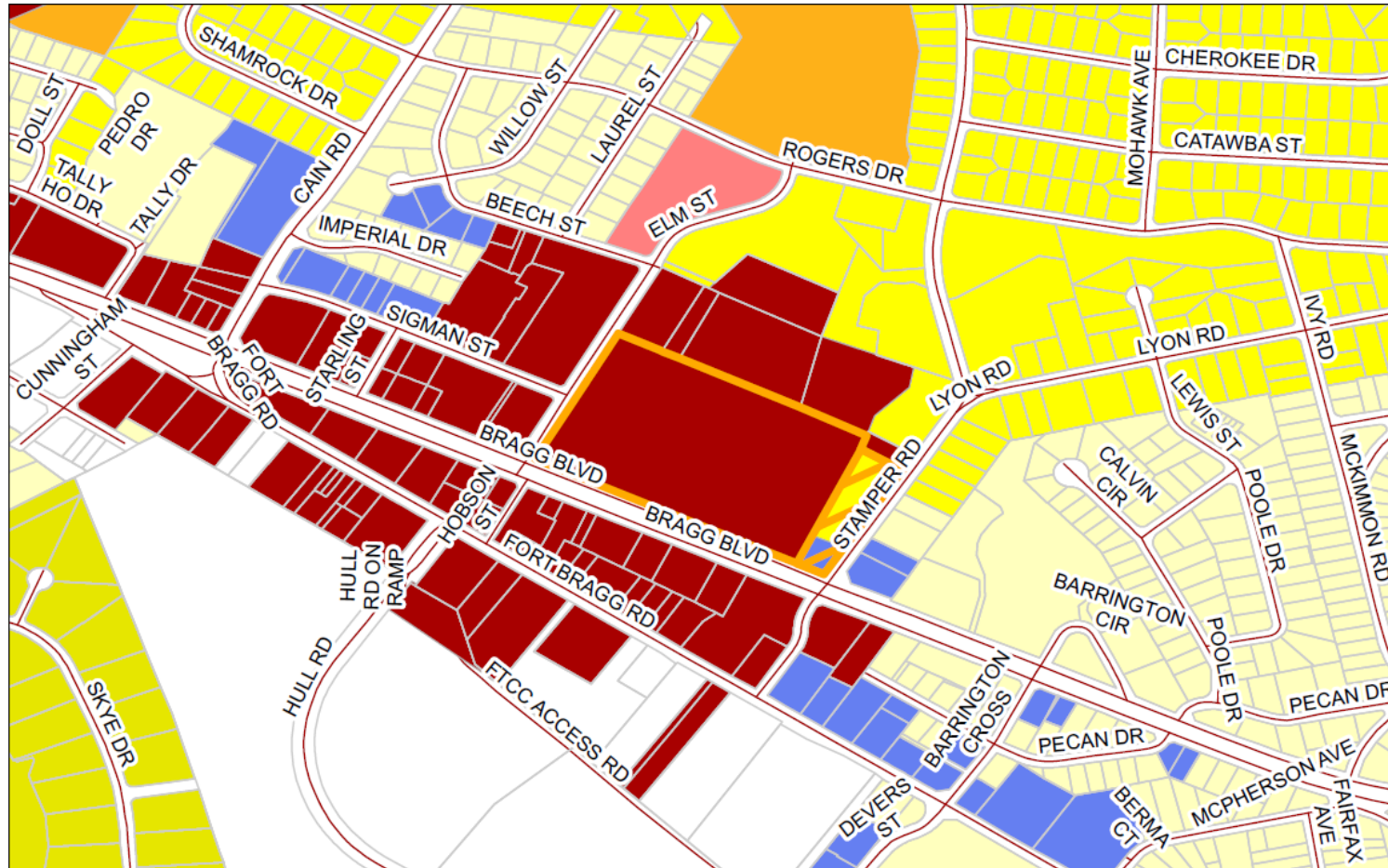
Location: 2620 Bragg Blvd
0428216810000

Legend

-  P24-32
-  P24 32 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 #: P24-32

Request: Rezoning

Single Family Residential 10 (SF-10),
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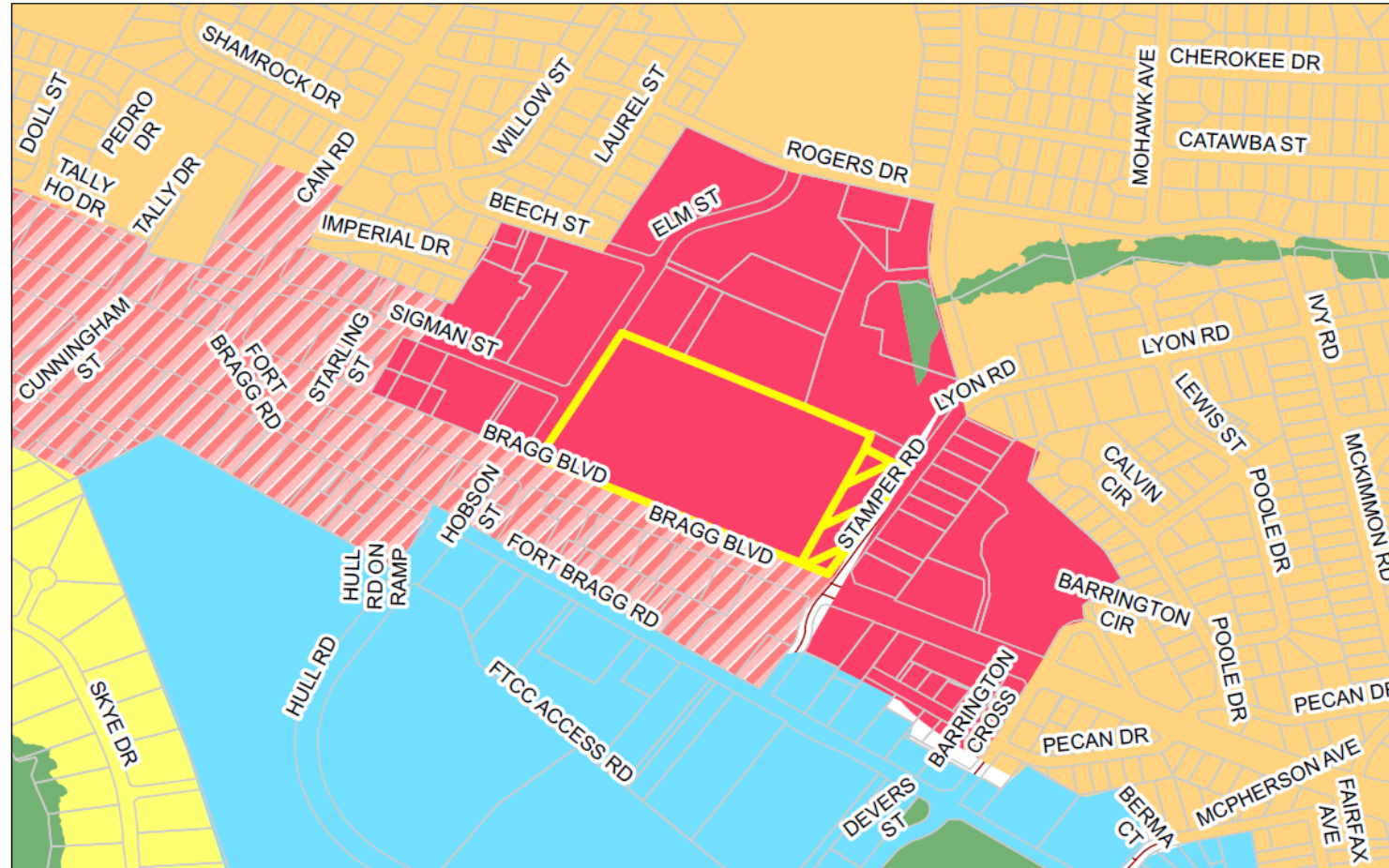
Location: 2620 Bragg Blvd
0428216810000

Legend

-  P24-32
-  CC - Community Commercial
-  LC - Limited Commercial
-  MR-5 - Mixed Residential 5
-  OI - Office & Institutional
-  SF-6 - Single-Family Residential 6
-  SF-10 - Single-Family Residential 10
-  SF-15 - Single-Family Residential 15



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Land Use Map

Case #: P24-32

Request: Rezoning
Single Family Residential 10 (SF-10),
Office & Institutional (OI), and
Community Commercial (CC) to
Community Commercial (CC)


Location: 2620 Bragg Blvd
0428216810000


Legend


 P24-32


Land Use Plan 2040


Character Areas


 PARKOS - PARK / OPEN SPACE

 LDR - LOW DENSITY

 MDR - MEDIUM DENSITY

 CSR - COMMERCIAL STRIP REDEVELOPMENT

 CC - COMMUNITY CENTER

 OI - OFFICE / INSTITUTIONAL



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- The proposal will clean up existing zoning lines that have existed for many years.
- This would allow any future development on the site to proceed smoothly without any additional steps needed.



The Zoning Commission and Professional Planning Staff recommend that the City Council move to APPROVE the 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 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/rezoning as presented based on the evidence submitted and find that the map amendment/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/rezoning to a more restrictive zoning district based on the evidence submitted and find that the map amendment/rezoning would be consistent with the Future Land Use Plan and an amended consistency and reasonableness statement.
3. Denial of the map amendment/rezoning based on the evidence submitted and find that the map amendment/rezoning is inconsistent with the Future Land Use Plan.



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