

# City Council



# ZONING CASES

*June 26, 2023*



**Owner:** John D. Gillis

**Applicant:** Mark Candler

**Request:** Agricultural Residential (AR) to Community Commercial (CC)

**Acreage:** 3.43 acres ±

**District:** 6

**REID #:** 9485763126000







**Aerial Notification Map**  
Case #: P23-16

Rezoning  
Request: Community Commercial (CC)

Location: REID# 9485763126000  
PIN: 9485-76-3126

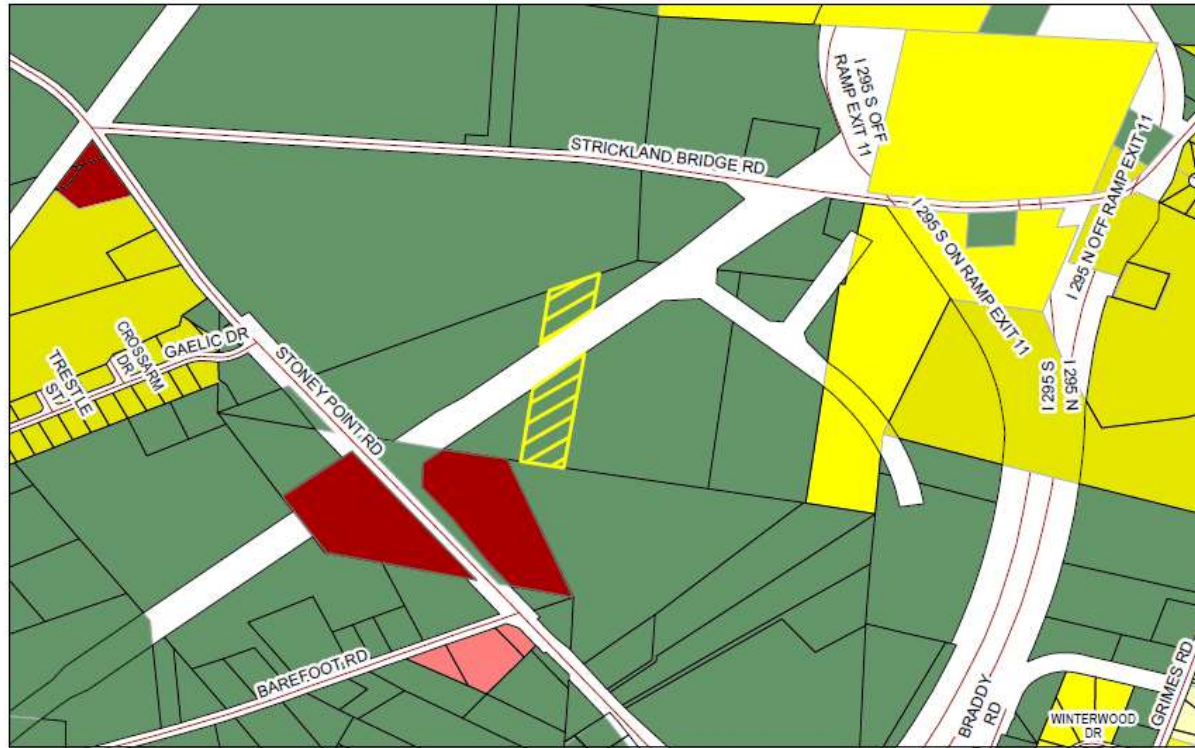
### Legend

-  P23-16 Buffer
-  P23-16



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














**Zoning Map**  
Case #: P23-16

**Rezoning**  
Request: Community Commercial (CC)

**Location:** REID# 9485763126000  
PIN: 9485-76-3126

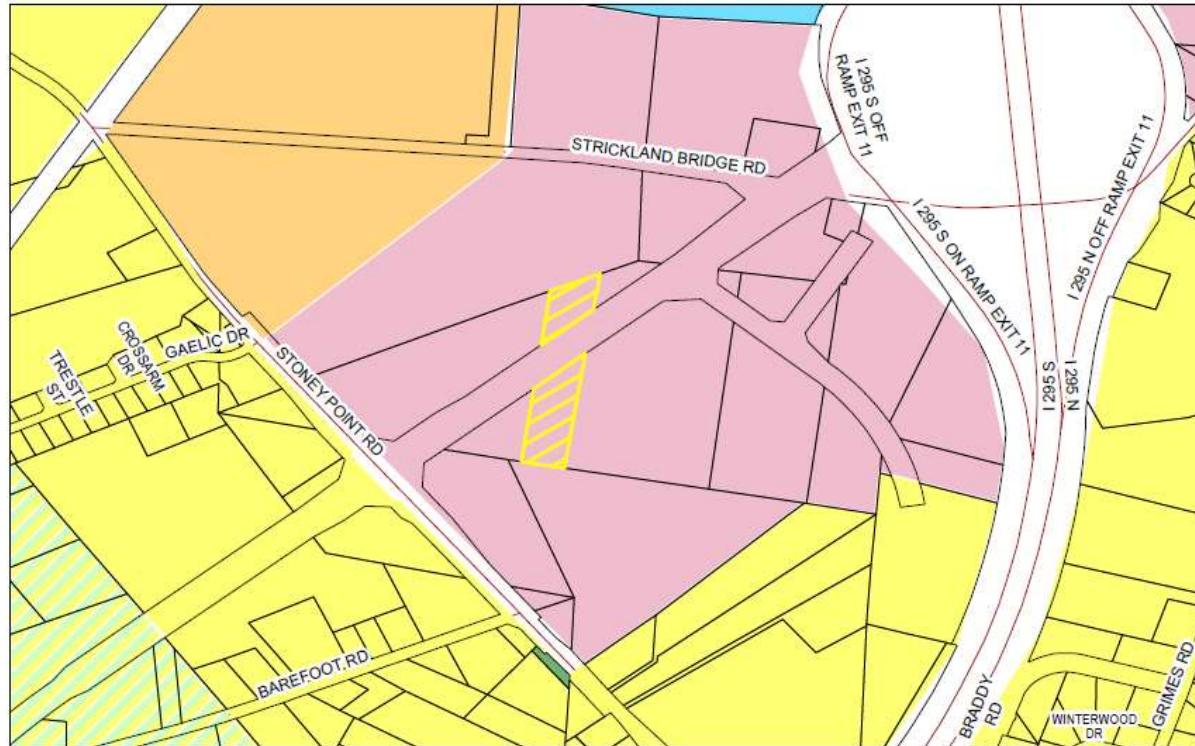
**Legend**

-  P23-16
-  CC Zoning
-  CC Zoning
-  AR - Agricultural-Residential
-  CC - Community Commercial
-  LC - Limited Commercial
-  SF-6 - Single-Family Residential 6
-  SF-10 - Single-Family Residential 10
-  SF-15 - Single-Family Residential 15



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**Future Land Use Map**  
Case #: P23-16

**Rezoning**  
Request: Community Commercial (CC)

Location: REID# 9485763126000  
PIN: 9485-76-3126

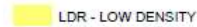
**Legend**

 P23-16

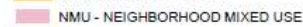
**Land Use Plan 2040**

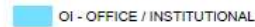
**Character Areas**

-  PARKOS - PARK / OPEN SPACE
-  OSS - OPEN SPACE SUBDIVISIONS

 LDR - LOW DENSITY

 MDR - MEDIUM DENSITY

 NMU - NEIGHBORHOOD MIXED USE

 OI - OFFICE / INSTITUTIONAL



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**South**



- The request is for a straight zoning from Agricultural Residential (AR) to Community Commercial (CC).
- According to the Future Land Use Map & Plan, this general area is recommended to be developed as Neighborhood Mixed Use (NMU).
- The requested rezoning is in keeping with the Future Land Use Map and Plan.
- The pending road improvements and eventual connection to I295 all but ensure this area will develop as commercial.
- There are already commercially zoned lots adjacent to and across the street from the subject property.
- This application does follow the City's strategic, compatible growth strategies and does meet the goals of the Land Use Plan found on the attached Consistency and Reasonableness form.



The Zoning Commission and Professional Planning Staff recommend that the City Council 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 Future Land Use Plan calls for the subject property to be developed as Neighborhood Mixed Use.
- The uses permitted by the proposed change in zoning district classification and standards that apply to such uses are appropriate in the immediate area of the land to be reclassified due to the existing zoning and future land use in this area; and
- There are no other factors that will substantially affect public health, safety, morals, or general welfare.

1. City Council moves to approve 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 Map as demonstrated by the attached consistency and reasonableness statement (recommended);
2. City Council moves to approve 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. City Council moves to deny the map amendment request based on the evidence submitted and finds that the map amendment is inconsistent with the Future Land Use Plan.