

# City Council



# ZONING CASES

*April 27, 2026*



**Owner:** CRA Commercial Developments LLC

**Applicant:** Lori Epler

**Request:** Rezoning from Light Industrial (LI) to Community Commercial (CC)

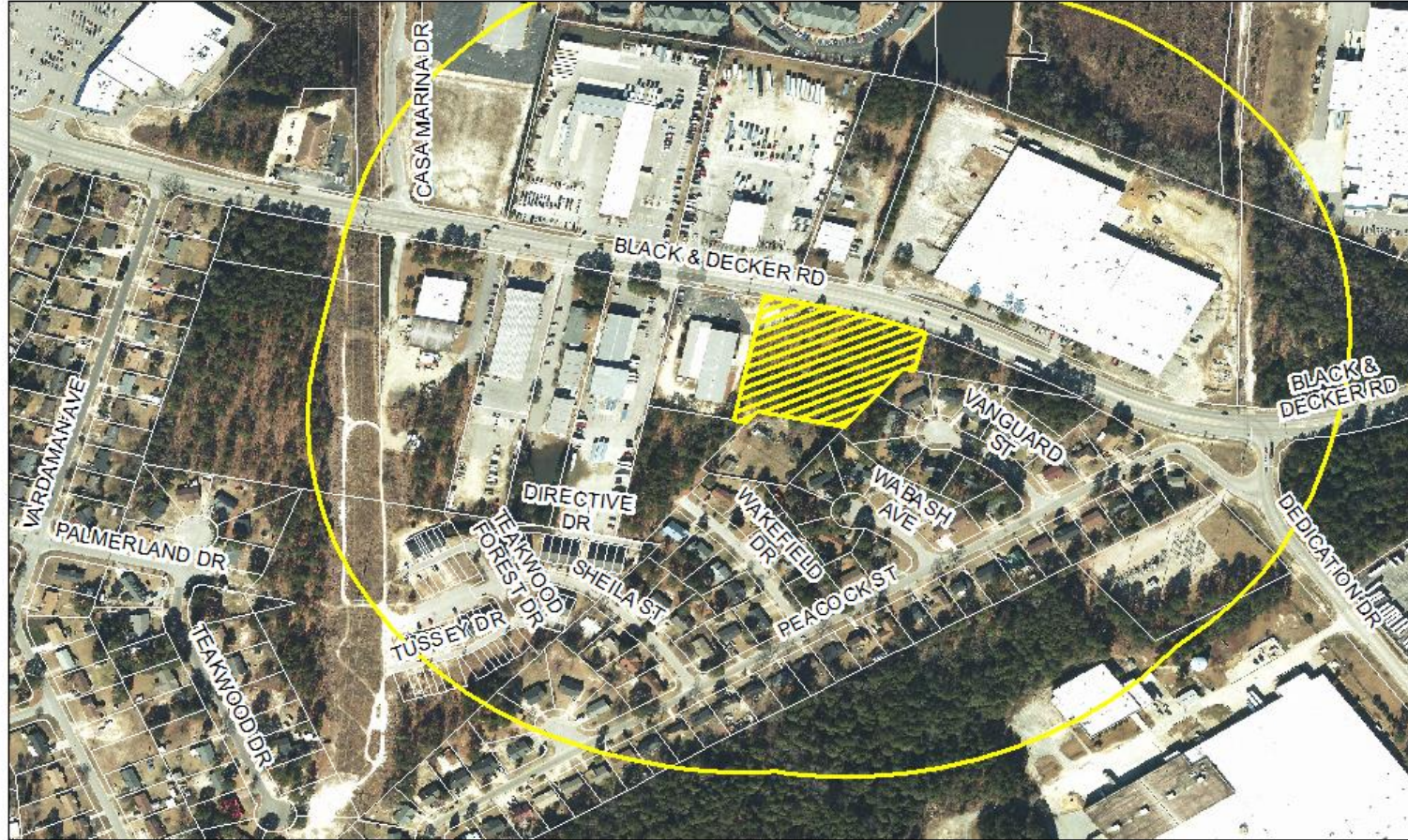
**Locations:** 3456 Black and Decker Road

**Acreage:** +/- 2.55 acres

**District:** 2 – Malik Davis

**REID #:** 0425754360000





**Aerial Map**  
Case #: P26-09

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

REQUEST: Rezone from LI to CC

LOCATIONS: 3456 Black & Decker Rd (0425754360000)

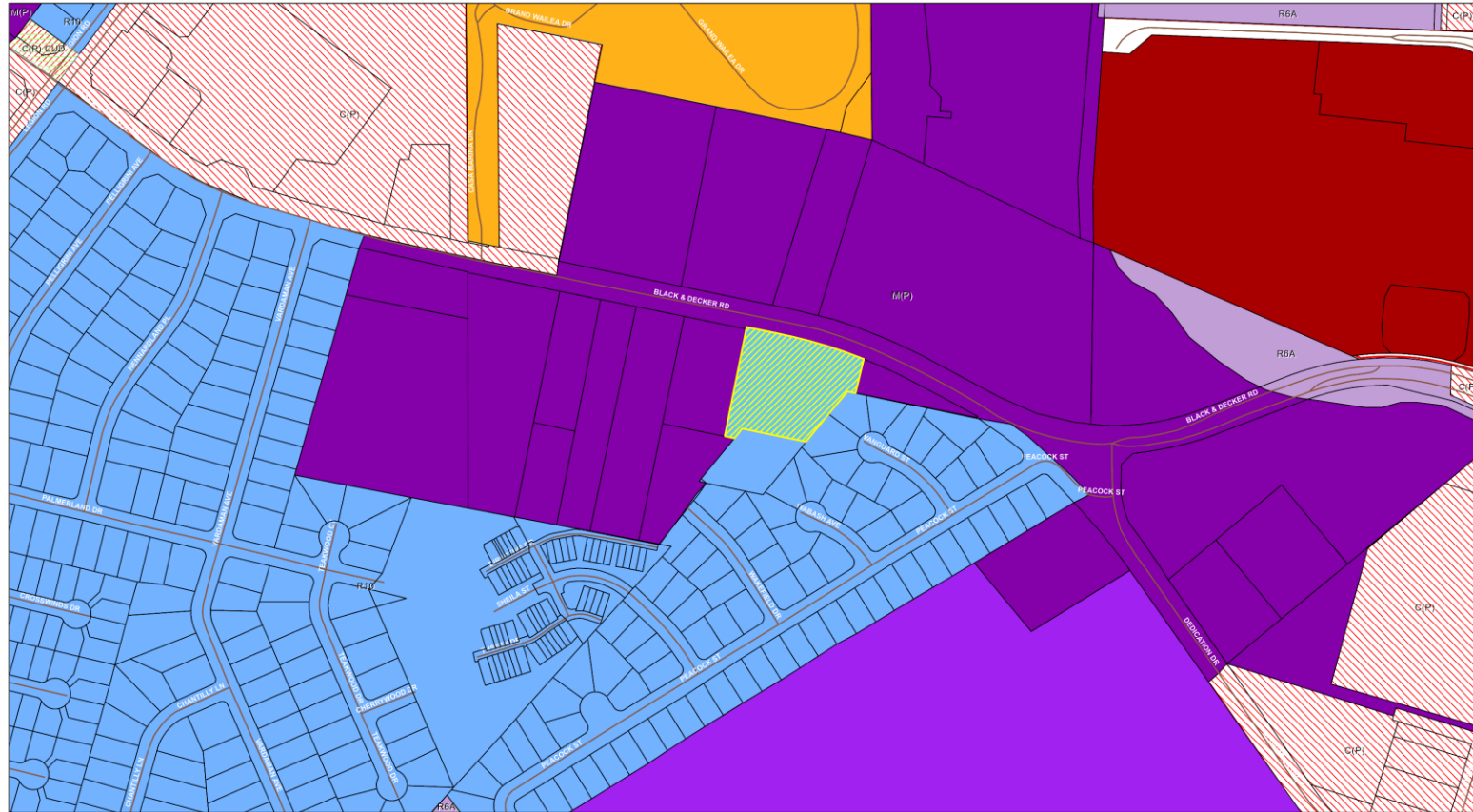


P26-09 Buffer



P26-09















### Current Zoning Map

Case #: P26-09

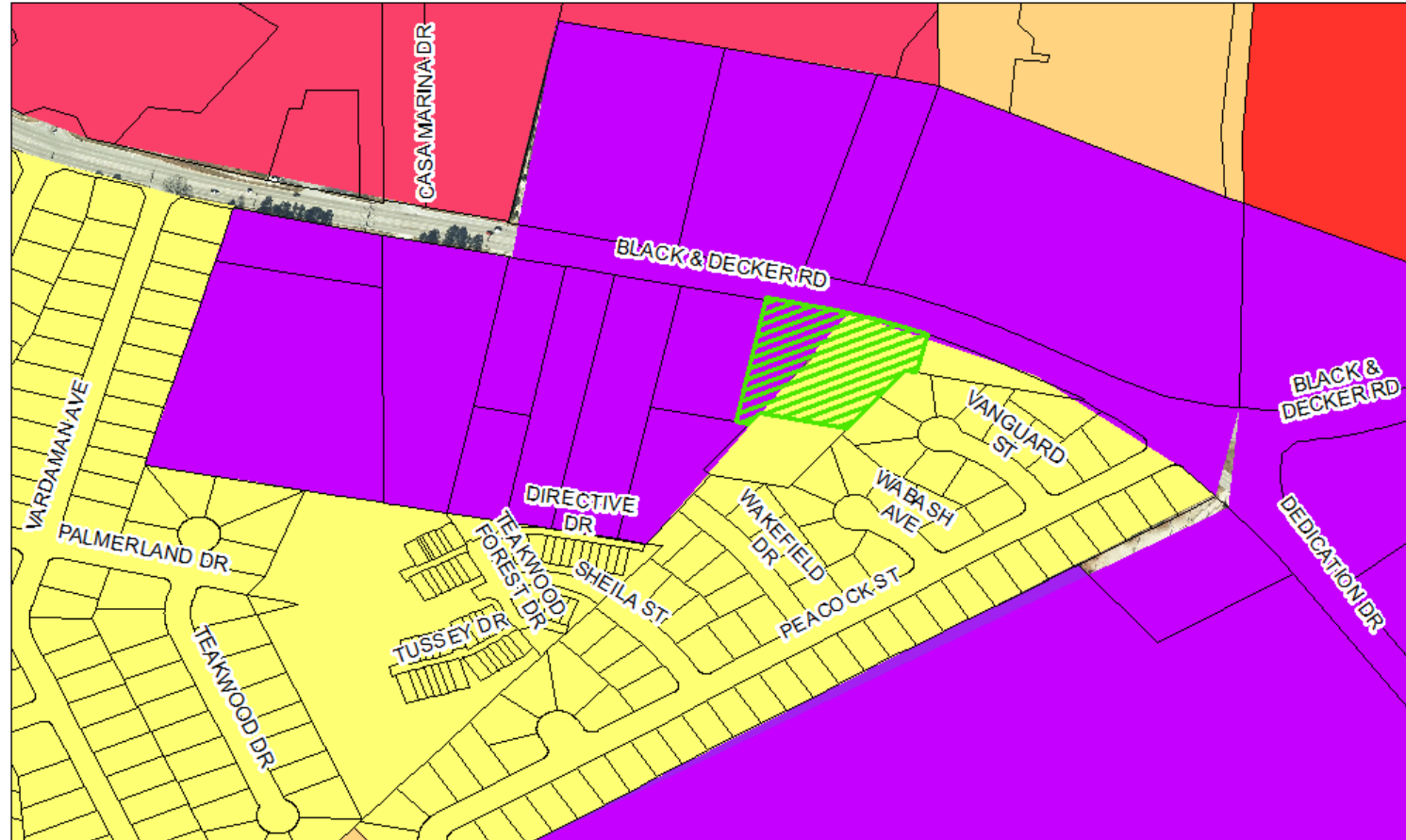
Request: LI to CC

Location: 3456 Black and Decker Road

 P26-09	 C(P),
 CC - Community Commercial	 C(P), CUD
 HI - Heavy Industrial	 M(P),
 LI - Light Industrial	 R10,
 MR-5 - Mixed Residential 5	 R6A,

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**Future Land Use Map**  
Case #: P26-09

**REQUEST:** Rezone from LI to CC

**LOCATIONS:** 3456 Black & Decker Rd (0425754360000)

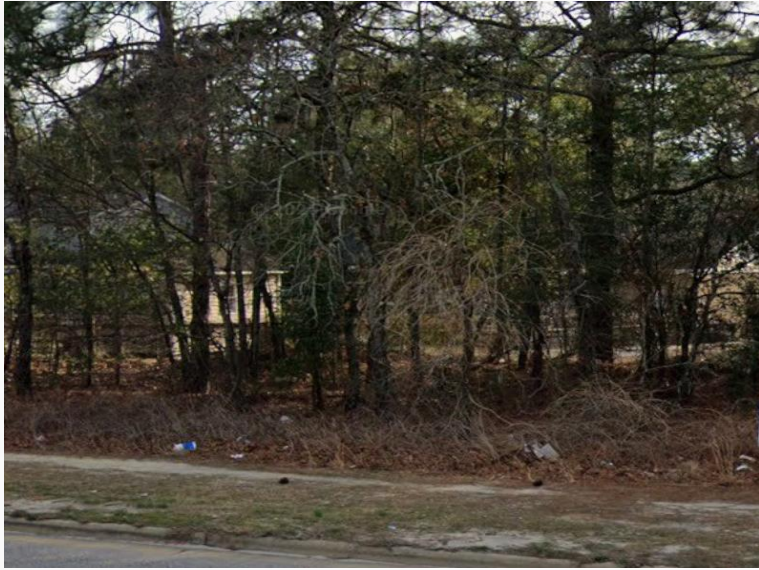
-  P26-09
-  LDR - LOW DENSITY
-  MDR - MEDIUM DENSITY
-  CC - COMMUNITY CENTER
-  HC - HIGHWAY COMMERCIAL
-  EC - EMPLOYMENT CENTER
-  CC - Community Commercial
-  HI - Heavy Industrial
-  MR-5 - Mixed Residential 5

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





# Surrounding Properties

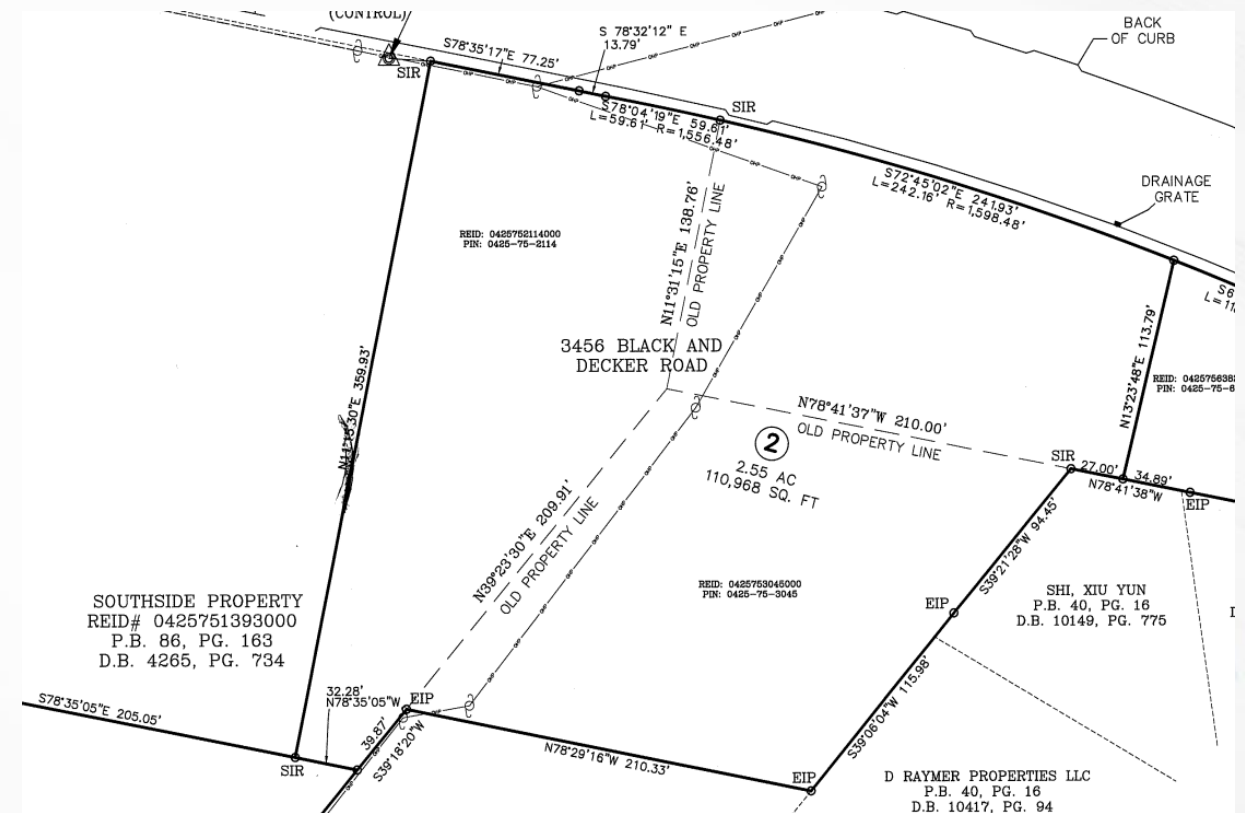


## Explanation

- 3456 Black and Decker Road is the result of several land acquisitions beginning in December of 2000 and ending in August of 2021
- The Comprehensive Plan and Future Land Use Map were formally adopted in 2020
- Current Affidavit of Ownership, Plat Map, and GIS show the current lot as a single parcel

## Designation Consistency

- Future Land Use Map is partly out-of-date
- Initial Zoning to Light Industrial sets precedent for the lot in its entirety to be read as Employment Center
  - Area is also unsuitable for residential development



## Core Concerns

- Adjacency to single-family residential homes
  - Use intensity
  - Nuisance potential

## Considerations

- Section 30-5K of the UDO outlines transition standards
  - Height and massing regulations before increased setback requirements apply
  - Outlines buffer types and applications
  - Outlines where parking cannot be
  - Requires light shielding to prevent any light trespass
  - Operational standards to use and time of day
- Lower intensity than Light Industrial (LI)
- Area is already heavily commercialized and industrialized

- The Professional Planning Staff recommends that the Zoning Commission move to recommend **APPROVAL** of the proposed map amendment from Light Industrial (LI) to Community Commercial (CC) for the approximately 2.55 acres located at Black and Decker Road.
- The proposed zoning map amendment is consistent with the Future Land Use Plan which designates the subject property for Employment Center. Community Commercial aligns with this designation as such a district will enable businesses that will generate service-oriented jobs and thus economic growth.
- The impact that the redesignation would have on the adjacent residential neighborhood is lesser than the impact of the Light Industrial designation. Transitional standards may apply which can limit the nuisance potential of the parcel.

## **1. Approval (Recommended Action):**

Recommend approval of the zoning map amendment from Light Industrial (LI) to Community Commercial (CC) for the subject parcels – find the request consistent with the Future Land Use Plan and reasonable to the local context as demonstrated by the attached consistency and reasonability statement.

## **2. Approval but to a More Restrictive District:**

Recommend approval of the zoning map amendment from Community Commercial (CC) to a more restrictive zoning district – one more consistent with the Future Land Use Plan and reasonable to the local context with an amended consistency statement.

## **3. Denial of Map Amendment:**

Recommends denial of the proposed map amendment – find that the request is inconsistent with the Future Land Use Plan and unreasonable to the local context.

## **4. Table the Case:**

The commission could table the case and allow the applicant to reapply to CC with conditions – requiring enforceable commitments to address land use and/or transitional concerns.