

CITY COUNCIL



ZONING CASE P25-13 – Notice of Appeal

May 27, 2025



Owner: PAUL THOMPSON DEVELOPMENT CORP

Applicant: Patrick Budronis & Ashley Ballard, Deaco Group

Request: SF-10 to LC

Location: 549 Stacy Weaver Drive

Acreage: 2.1 acres +/-

District: 1 – Kathy Jensen

REID #: 0530028255000, and a portion of 0530120415



Aerial

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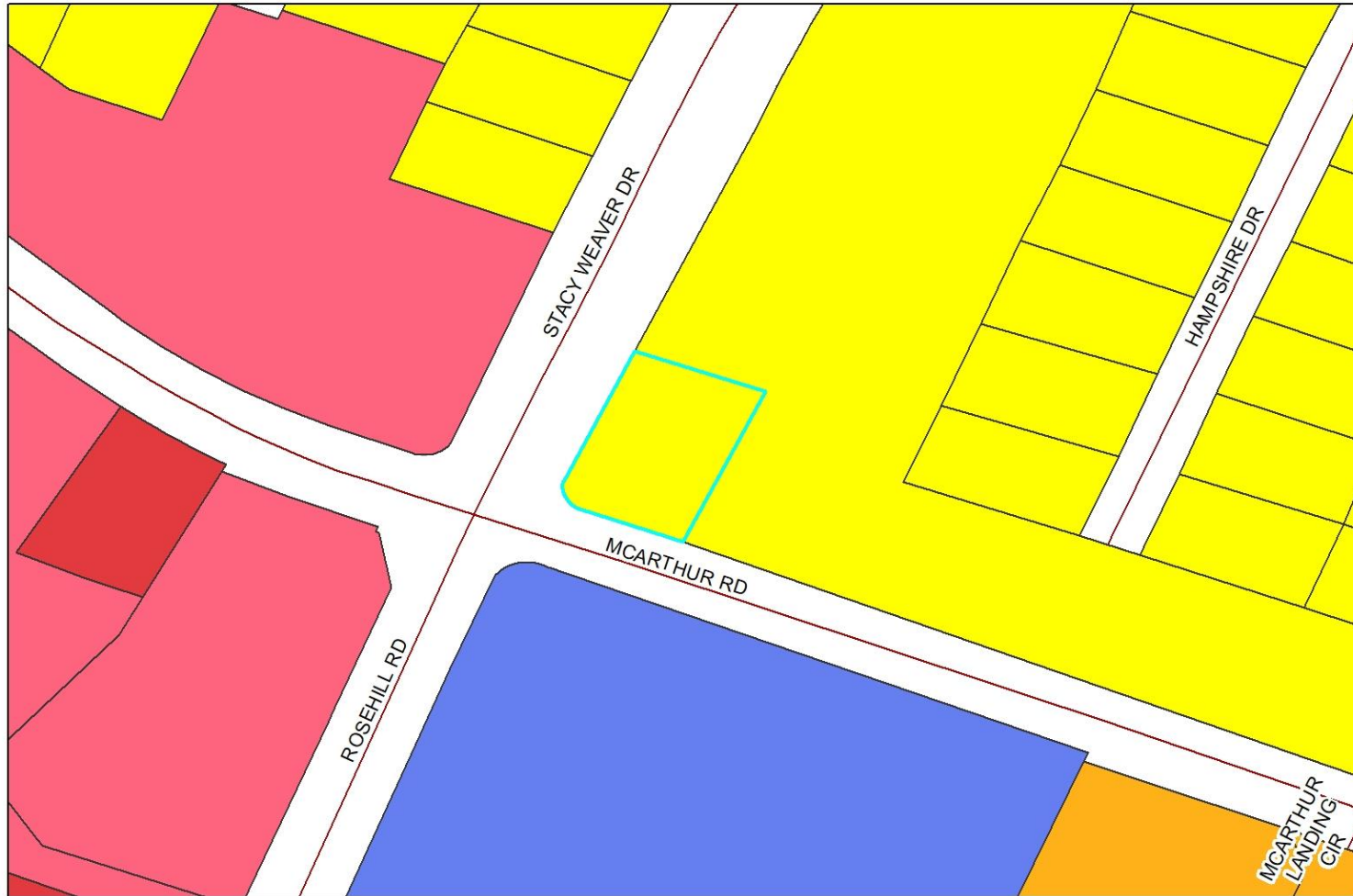
REQUEST: Rezoning SF-10 to LC

LOCATION: 549 STACYWEAVER DR

 1,000 Foot Notification Area

Letters are being sent to all property owners within the 1,000' buffer. Subject property is shown in the hatched pattern.





Zoning Map

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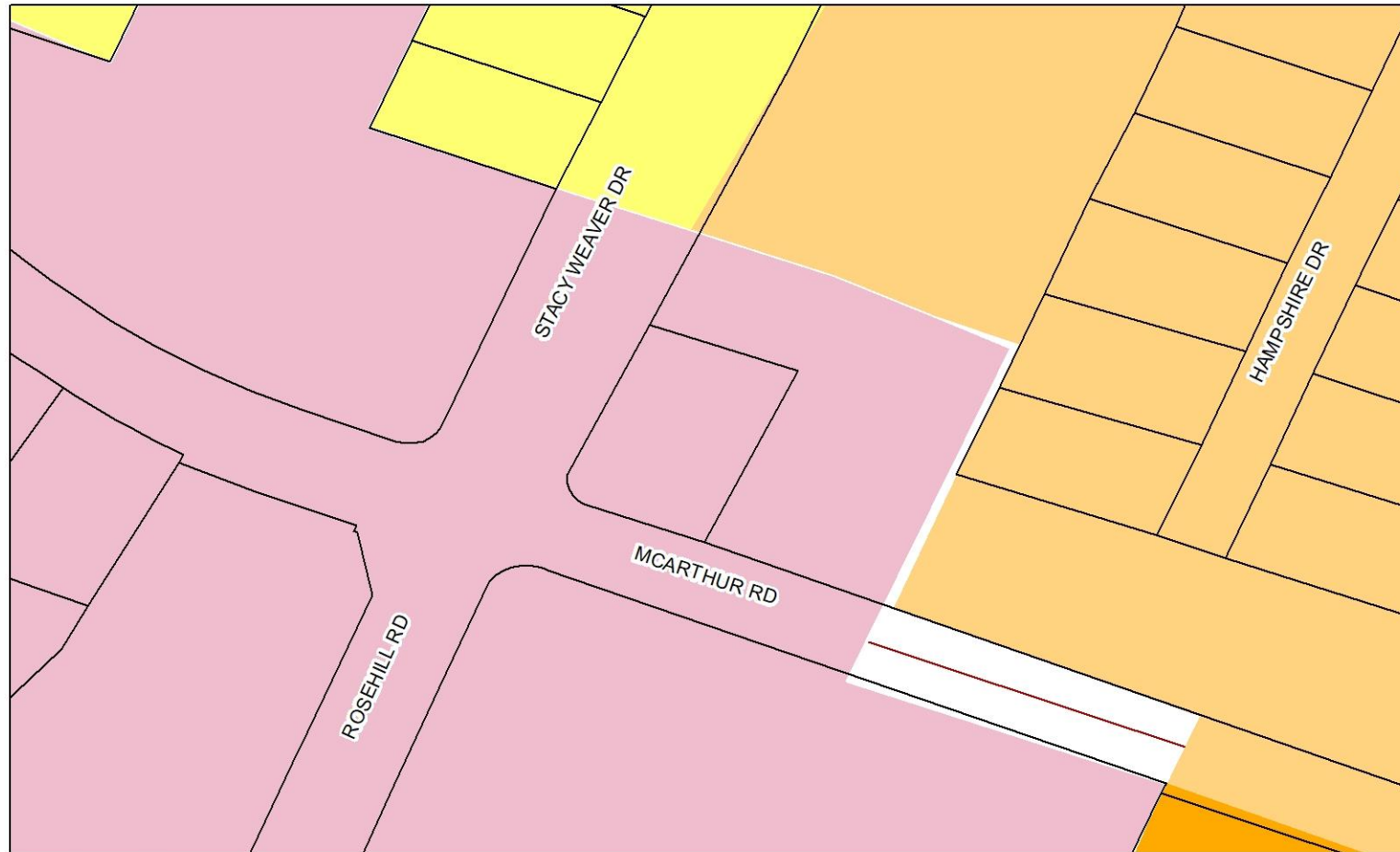
REQUEST: Rezoning SF-10 to LC

LOCATION: 549 STACYWEAVER DR

Legend

- LC - Limited Commercial
- MR-5 - Mixed Residential 5
- NC - Neighborhood Commercial
- OI - Office & Institutional
- SF-10 - Single-Family Residential 10





Land Use Map

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REQUEST: Rezoning SF-10 to LC

LOCATION: 549 STACY WEAVER DR

Legend

Land Use Plan 2040

Character Areas

-  LDR - LOW DENSITY
-  MDR - MEDIUM DENSITY
-  HDR - HIGH DENSITY RESIDENTIAL
-  NMU - NEIGHBORHOOD MIXED USE







The proposed rezoning aligns with the Future Land Use Plan's (FLUP) vision for a mixed-use neighborhood by introducing moderate-intensity commercial development. To fully realize the FLUP's goals, careful planning is essential to balance commercial activity with residential compatibility, address traffic concerns, and incorporate residential components. The Technical Review Committee will play a critical role in ensuring that any future development aligns with these principles.



Professional Planning Staff recommend that the Zoning Commission approve the map amendment to LC. This recommendation is based on the following findings:

- The proposed zoning change aligns with the Future Land Use Plan (FLUP) and the Unified Development Ordinance (UDO).
- Permitted uses and development standards for the LC district are appropriate for the site given surrounding zoning and land uses.
- There are no anticipated negative impacts to public health, safety, morals, or general welfare.



1. Zoning Commission moves to recommend approval of the map amendment to LC as presented, finding it consistent with the Future Land Use Plan as demonstrated in the attached consistency and reasonableness statement.
2. Zoning Commission moves to recommend approval to a more restrictive zoning district, finding it consistent with the Future Land Use Plan as demonstrated in the amended consistency statement.
3. Zoning Commission moves to deny the map amendment request, finding it inconsistent with the Future Land Use Plan.



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