



AGENDA ITEM SUMMARY

District Impacted

- ☐ 1 = Wolosin
- ☐ 2 = Woolard
- ☐ 3 = Scott
- ☐ 4 = Boddie
- ☒ 5 = Macaluso
- ☐ All

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| Agenda Date | May 3, 2021 |
| Requested Action | <p>To consider the proposed rezoning of 0.302 acres located at 606 Frey Street (KAD No. 18989) from R-1, Medium-Density Single-Family District, to B-1 High-Density Residential and Neighborhood Commercial District (James Schuepbach).</p> <ul style="list-style-type: none"> I. Staff Presentation II. Public Hearing III. Make Recommendation |
| Contact Person | Sara Serra, Planner II, Laura Haning, Planning and Community Development Director |
| Background Information | <p>The property owner of 606 Frey Street is requesting a rezoning. The current zoning R-1 zoning allows single-family use and the owner would like to convert the property for an office use. His current plans are to remodel the existing home for his real estate office. The Future Land Use Plan identifies this area as auto-oriented development.</p> <p>The requested zoning category would allow neighborhood offices, limited apartments and low impact commercial development. To the south of this property is a B-1 zoning that is currently being developed as an office complex, and to the north is an O zoning that is being marketed as an office. It also abuts a residential property to the west.</p> <p>MASTER PLAN</p> <p><i>The “Auto-Oriented Commercial” future land use category is intended for areas that will be developed to support local and regional nonresidential businesses that rely on higher traffic volumes (e.g., I-10 and portions of SH 46). These areas are typically comprised of nonresidential uses of varying lot sizes and intensities and configured in a manner that predominantly serves the automobile.</i></p> <p><i>The appropriate primary uses allowed in areas designated as “Auto-Oriented Commercial” include assembly uses, automobile sales and services, brew pubs and night clubs, convenience</i></p> |

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| | <p><i>stores, day / adult care, hotels and motels, offices (including medical), parks and recreation, personal care homes, retail sales and services (including heavy retail), restaurants, safety services, and schools. Appropriate secondary uses include such things as local utility services, government facilities, recreation and entertainment facilities, recreational vehicle parks, shopping centers, and transportation uses. All these activities are compatible with a B-2, Highway Commercial District, and B-2R, Highway Commercial-Restricted District.</i></p> |
| Item Justification | <div> <div> <input checked="" type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input checked="" type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input checked="" type="checkbox"/> Master Plan Recommendation </div> <div> <input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ </div> </div> |
| Financial Considerations | |
| Citizen Input/Board Review | <p>As required by State regulation, notifications were sent to the property owners within 200 ft from the subject property. Staff has not received any comments.</p> |
| Legal Review | |
| Alternative Options | |
| Supporting Documents | <p>Supporting documentation is attached</p> |