

commercial corridors along Gornto Road to the east, and North St Augustine Road to the south. The patterns to the north and south include both residential and office-professional, on properties facing Ellis Drive and Springhill Place, which are non-commercial. The surrounding land use patterns reflect the zoning patterns. These include hotels and general commercial development to the east and south, multi-family (Heather Glenn Condos) to the west and a single-family residence (rental) to the immediate north with offices and another residence beyond. The subject property is located in the border fringe area between these two patterns.

The applicant's request is purely speculative, with no proposed site plan nor specific use(s) being proposed. It should be noted that although the subject property is bordered by C-H zoning, the commercial land uses on these properties are all C-C type uses. It should also be noted that although the subject property is planned to be marketed simultaneously with the adjoining vacant property facing Gornto Road, this property is still its own parcel of land (1.44 acres) and can certainly stand on its own for future development – and have its only access coming from Ellis Drive. Given the nature of Ellis Drive and its lower intensity zoning and development patterns, staff is concerned about placing the more intensive commercial zoning of C-H (or even C-C) on this bordering property. C-H zoning is intended to be along higher-classification roadways, and its potential for "heavy commercial" uses would certainly be out of character for Ellis Drive. C-C zoning would be more compatible, and deemed consistent with the existing use patterns on these neighboring commercial properties. However, given the existing lower-intensity patterns along Ellis Drive and the very speculative nature of this request, staff believes that C-N zoning would be more appropriate at this time. The last two pages of this report are a use comparison chart showing all 3 of these commercial zoning districts – with the different land uses that are allowed in each. For speculation purposes, C-N zoning would allow most of the likely commercial uses to be developed here, while also protecting Ellis Drive from possible commercial uses that would be too intensive for this location.

Staff Recommendation: Find C-N zoning consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommend approval of C-N zoning to the City Council, instead of C-H.

Commissioner Willis asked if C-N zoning had been discussed with the applicant; Mr. Martin responded no, it hadn't. Commissioner Hightower asked if all the property belonged to the same owner and was that R-10 zoning to the north; Mr. Martin replied yes, it did, and the R-10 belonged to a different owner.

Speaking in favor of the request:

- Hamilton Dickey