



**GLPC AGENDA ITEM # 5**  
JANUARY 30, 2023

**Rezoning Request by Dineshkumar Patel**  
**File #: VA-2023-01**

Dineshkumar “Danny” Patel is requesting to rezone 1.92 acres from Planned Mixed-Use District (PMD) to Highway Commercial (C-H). The subject property is located at 3095 James Road, which is along the west side of the road about 300 feet south of the intersection with North St Augustine Road. This is directly behind the existing Raceway gasoline station & convenience store. The property is currently vacant and the applicant is proposing to develop it with a small multi-tenant commercial center containing about 13,500 square feet of building area.

As a geographic reference, the subject property is about 1/3 of a much larger tract of land zoned PMD for the former “Market Street” master planned development, which was approved in 2007 but never developed.

The subject property is located within a **Regional Activity Center (RAC)** Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of C-H zoning.

This property is part of the northern “James Road corridor” in the city limits which is still dominated by mostly vacant lands which are tied up in the Market Street master plan (PMD zoning). With exception of a rezoning for the newly-constructed Quick Trip truck stop across the street to the east, and two rezonings for proposed single-family subdivisions about a ½ mile to the south, this entire property has been sitting dormant for 15 years. The PMD master plan covered about 240 acres and called for a fairly intensive mixed-use development consisting of 500+ high-density dwelling units (townhouses, duplex/villas, & houses on 60’ wide lots), as well as approximately 1.3 million square feet of commercial development, consisting of retail shopping centers with anchor tenants, hotels, restaurants, and offices.

The subject property consists of a very small portion of that PMD master plan, but is in an area that was planned to be all commercial type uses – and this also includes the PMD areas to the west and to the immediate south. With the PMD development now being defunct, and in reviewing the request from a conventional zoning perspective, the proposed C-H for this property is consistent with the existing C-H zonings to the north and east as well as the overall commercial zoning pattern of the Exit 18 area.

**Staff Recommendation:** Find consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommend approval to the City Council.