



GLPC AGENDA ITEM # 6
MAY 22, 2023

Rezoning Request by Jason Parker
File #: VA-2023-08

Jason Parker is requesting to rezone 0.97 acres from Single-Family Residential (R-10) to Highway Commercial (C-H). The subject property is located at 1511 Harmon Drive, which is along the south side of the street, about 300 feet east of North St Augustine Road. The property is currently vacant and the applicant currently has this property and the adjacent C-H property at 1513 Harmon Drive under contract for purchase. The applicant is proposing to combine these properties and redevelop both of them together as a car wash facility facing North St Augustine Road.

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

The subject property is located in the transitional area between the established commercial corridor along North St Augustine Road, and a residential area behind it. As such, the surrounding zoning patterns in the area are dominated by mostly C-H zoning along the commercial corridor, and R-10 zoning for the residential area. The surrounding land uses follow the same general pattern. However, the redevelopment trends in the area have been for a slow expansion of the commercial development (such as the recently constructed Candlewood Suites hotel, and the Hog-n-Bones restaurant to the north) as well as conversion of some of the single-family residential properties to multi-family apartments. The applicant's proposal is to expand the commercial corridor 1 lot deeper into the old neighborhood, to the same depth as the existing institutional use (church) to the south – which is also likely to become commercially zoned some day. Although this inward expansion might be slightly ahead of the ideal transition timeline, it should be deemed OK and compatible in terms of the long-term redevelopment trends of the 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.