

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-C zoning.

Although it excludes some of the more intensive commercial uses (such as truck stops, auto body shops and mini-warehouses), C-C zoning offers a wider range of potential uses than is allowed under C-H without sacrificing any of the mainstream commercial uses often associated with a fully commercial development. The owners are considering a possible mixed-use overall master plan for the entire property, and might be submitting a Planned Development proposal for consideration later this year. Approval of C-C zoning gives them the ability to consider the maximum range of logical uses for this property.

Staff finds the request consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommends approval to the City Council.

Speaking in favor:

- Mr. Jack Langdale, Attorney for the applicant, 701 N. Patterson St.

Mr. Langdale explained that the intent is mainly to be able to incorporate the multi-family aspect of the plan. There is no intent for Austin's Steakhouse to "go away".

No one spoke against the request.

Chairman Hightower called for a motion. Motion by Commissioner Graham to recommend approval of the request as presented. Commissioner Ball second. All voted in favor, no one opposed (5-0). Motion carried.

Agenda Item #6

VA-2023-08 Jason Parker, 1511 Harmon Dr., .91acre - Request to rezone from Single-Family Residential (R-10) to Highway Commercial (C-H).

Mr. Martin presented the case in which the applicant, 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