

Agenda Item #7

VA-2024-01 Richard Hill (1621 & 1625 River Street, 308 & 310 Nan Street)
Rezone 1.94 acres from R-10 to C-C

Mr. Martin presented the case in which the applicant is requesting to rezone a total of 1.94 acres from Single-Family Residential (R-10) to Community Commercial (C-C). The subject property consists of four (4) existing contiguous parcels located at 308 Nan Street, 310 Nan Street, 1621 River Street and 1625 River Street. These are clustered at the SW corner of the intersection of River Street and Nan Street, which is located about 650 feet west of North St Augustine Road. All of the properties are currently owned by the applicant or his family members. Three of the parcels each currently contain a single-family residence. The applicant is proposing to simply market all of these properties for sale as future commercial or office development. The request is speculative and the submitted site sketch is purely conceptual in nature and simply demonstrates a potential magnitude of commercial development.

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. It should be noted that the existing R-10 zoning on the property is “non-compliant” with the CAC Character Area (not intensive enough).

The subject properties are part of a residential neighborhood that was one of the unincorporated “islands” that were annexed by the City in 2006. These properties had R-10 zoning in the County and were given R-10 zoning in the City upon annexation. This area originally developed decades ago as a low-density semi-rural residential neighborhood – before the widening of N St Augustine Road and the explosive commercial growth that occurred on the vacant lands to the west (Norman Drive & Enterprise Drive area). The southerly portions of this neighborhood still retain its quiet sparsely residential character. However, the northerly portions are dominated by very old but nonconforming RV and mobile home parks, as well as the beginnings of commercial development along River Street. Because this area is completely surrounded by intensive commercial corridors, it was designated as part of the Community Activity Center (CAC) character area with the updated Comprehensive Plan in 2006. As a result, all of the existing R-10 zoning areas became non-compliant because they were “not intensive enough” for the CAC character area. The overall future land use pattern for the surrounding commercial corridors is abundantly clear, and this includes the River Street corridor to transition to all-commercial since it is currently the only pathway that traverses the area connecting Norman Drive with N St Augustine Road. However, with the abundance of commercial development around the perimeter, staff believes the interior side roads such as Nan Street and the residential areas to the south should transition to high-density residential and perhaps some offices located closer to the outer edges. The questions then become “where to draw the line” between the exterior/interior portions, and WHEN should this infill transition of land uses actually occur and in what manner ?? Because there has been very little transition or infill development in this area over the past 20+ years, staff views the R-10 zoning as an obstacle to this and believes that perhaps a limited rezoning to serve as a small catalyst, might be a good idea to get the redevelopment process started. For this neighborhood, it would be good to start this on the northerly edge along River Street and let