



GLPC AGENDA ITEM # 6

MARCH 25, 2024

Rezoning Request by Thomas Rowell File #: VA-2024-05

The applicant is proposing to rezone a combination of 1.42 acres from Residential Professional (R-P) plus 0.22 acres from Single-Family Residential (R-10), to all Highway Commercial (C-H). The subject property is forested and undeveloped. It is located at 4507 Inner Perimeter Road, which is at the SE corner of the intersection of Inner Perimeter Road and East Park Avenue, and immediately behind the existing convenience store. The subject property consists of a total 7.37 acres and is currently split-zoned C-H, R-P, and R-10. Approximately 5.73 acres is already zoned C-H, and the applicant is simply proposing to rezone the remaining portions (1.64 acres total) so that all of the property is C-H. The applicant has no immediate plans for development, and is simply wanting to market the entire tract as being eligible for 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-H zoning. This property is also located within the Inner Perimeter Road Corridor Overlay District (IPRCOD).

The subject property is currently split-zoned C-H, R-P, and R-10. This application request concerns only the R-P and R-10 portions located in the eastern part of the property. The overall property was part of the very large Bray Land annexation in 1989, which established much of the current zoning pattern of the area. However, many parcels were later subdivided without regard to the original zoning boundaries, and this has resulted in them having a split-zoning situation – such as with the subject property.

Being in the CAC Character Area and located at the intersection of two major roadways, commercial zoning is very logical and appropriate here. Rezoning these remnant portions to C-H establishes a clear and logical pattern to facilitate future commercial development. Staff believes the intersection of Inner Perimeter Road and East Park Avenue has great potential as a robust future commercial node, and establishing a consistent zoning pattern is an important first step.

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.