

Office Professional (O-P) zoning district. The subject property consists of 1.00 acre and is located at 1711 Ellis Drive, which is along the east side of the street about 300 feet south of Baytree Road. The property currently contains a vacant commercial building (4,265-sf) which was previously the business location for BlackCrow Media. The applicant is proposing to utilize this building as a building contractor's office for her construction company.

The subject property is located within a Community Activity Center (CAC) Character Area on the Future Development Map of the Comprehensive Plan.

The subject property is located in a developed commercial area near Baytree Road and Gornto Road. The proposed use would occupy an existing building and would not involve the construction of a new structure. The contractor's office would primarily function as an administrative and operational office for the business, rather than as a high-intensity industrial or outdoor storage use.

The surrounding area includes a mix of commercial, service, office, and automotive-oriented uses. Nearby uses visible in the area include businesses such as an oil change service, car wash, convenience store, exterminating service, smoke shop, auto sales, and other commercial establishments. There are also multi-family residential developments and other residential uses located west and southwest of the subject property.

Given the property's location within an existing commercial area, the proposed contractor's office is compatible with nearby land uses, provided the business operates primarily from within the existing building and does not create negative impacts related to noise, traffic, outdoor storage, equipment staging, or heavy vehicle activity. The reuse of a vacant commercial building is also appropriate from a land use and economic development perspective. Occupying the building would help prevent continued vacancy, support reinvestment in an existing commercial property, and maintain the property as an active business location.

Staff finds that the proposed use is appropriate for the site because it would utilize an existing vacant commercial building, reduce the potential for property decline, and support continued commercial activity in an established business corridor. The site's proximity to Baytree Road and Gornto Road provides convenient access to major commercial streets, which helps reduce potential impacts on nearby residential areas. However, because contractor-related businesses can vary in intensity, staff recommends conditions to ensure the use remains compatible with surrounding properties. The contractor's office should be limited primarily to office, administrative, and related business activities.

**Staff Recommendation:** Find consistent with the Comprehensive Plan and the Conditional Use Review, and recommend approval to the City Council, subject to the following conditions:

- (1) Approval shall be granted for a building contractor's office and related administrative/business operations within the existing commercial building. There shall be no outdoor storage of construction equipment or materials of any kind.