

# G. Callas Holdings, LLC Rezoning

Planning & Zoning Board Meeting

May 2, 2023

Bethany Grubbs

Planner III



# Request:

- The applicant is requesting approval for the rezoning of a 1.79-acre parcel from OSR (Open Space Recreational) to RS-2 (Single Family Residential).
- The property has a concurrent future land use map amendment application to change the designation from OSR (Open Space Recreational) to RL (Low Density Residential).



# General Information:

**Property Owner/Applicant** – G. Callas Holdings, LLC

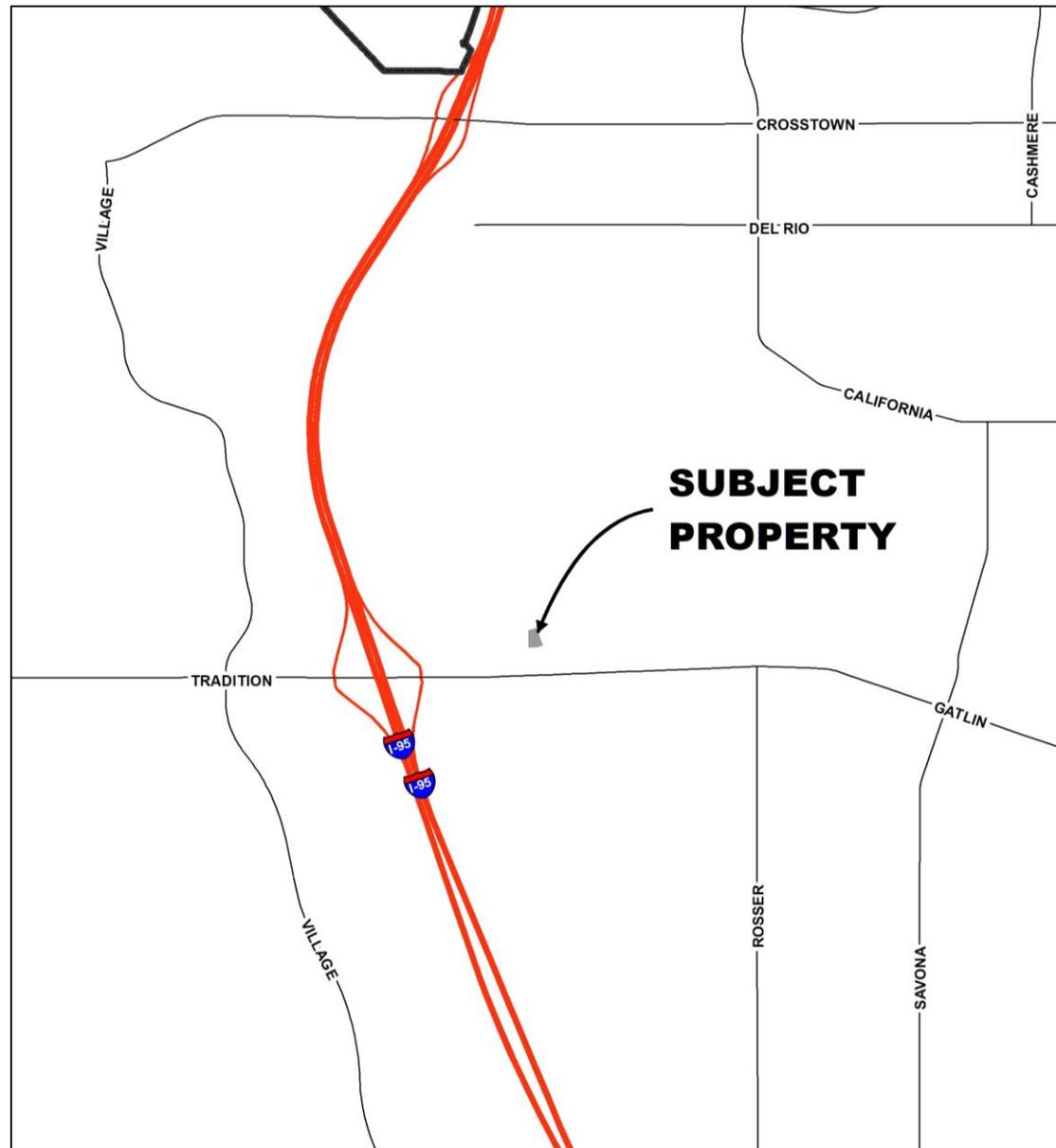
**Agent** – Michael McCarty, McCarty & Associates Land Planning and Design, LLC

**Location** – The subject property is located on the north of SW Gatlin Boulevard on the west side of SW Fondura Road

**Existing Use** – Vacant



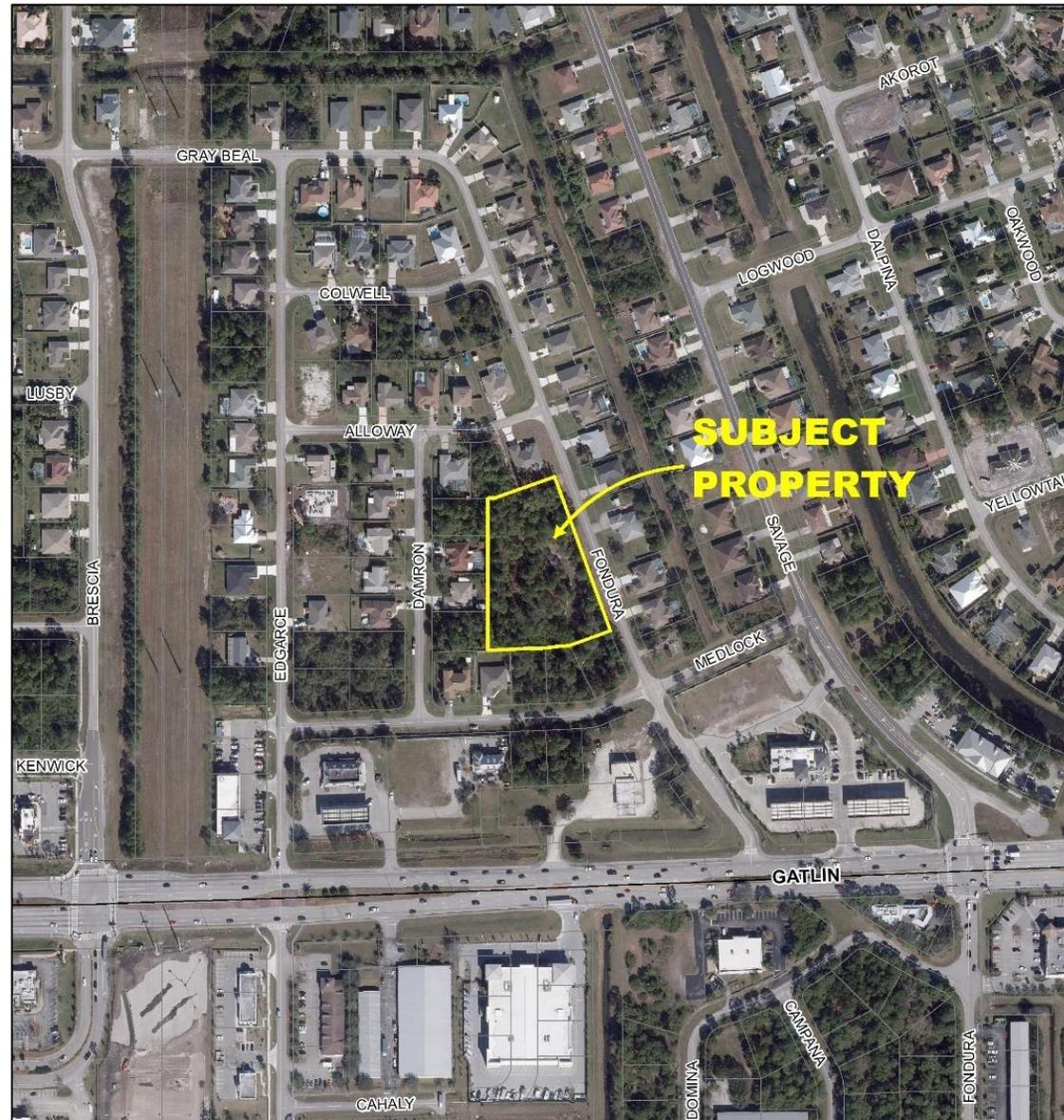
# Location Map



# Aerial

## Surrounding Uses

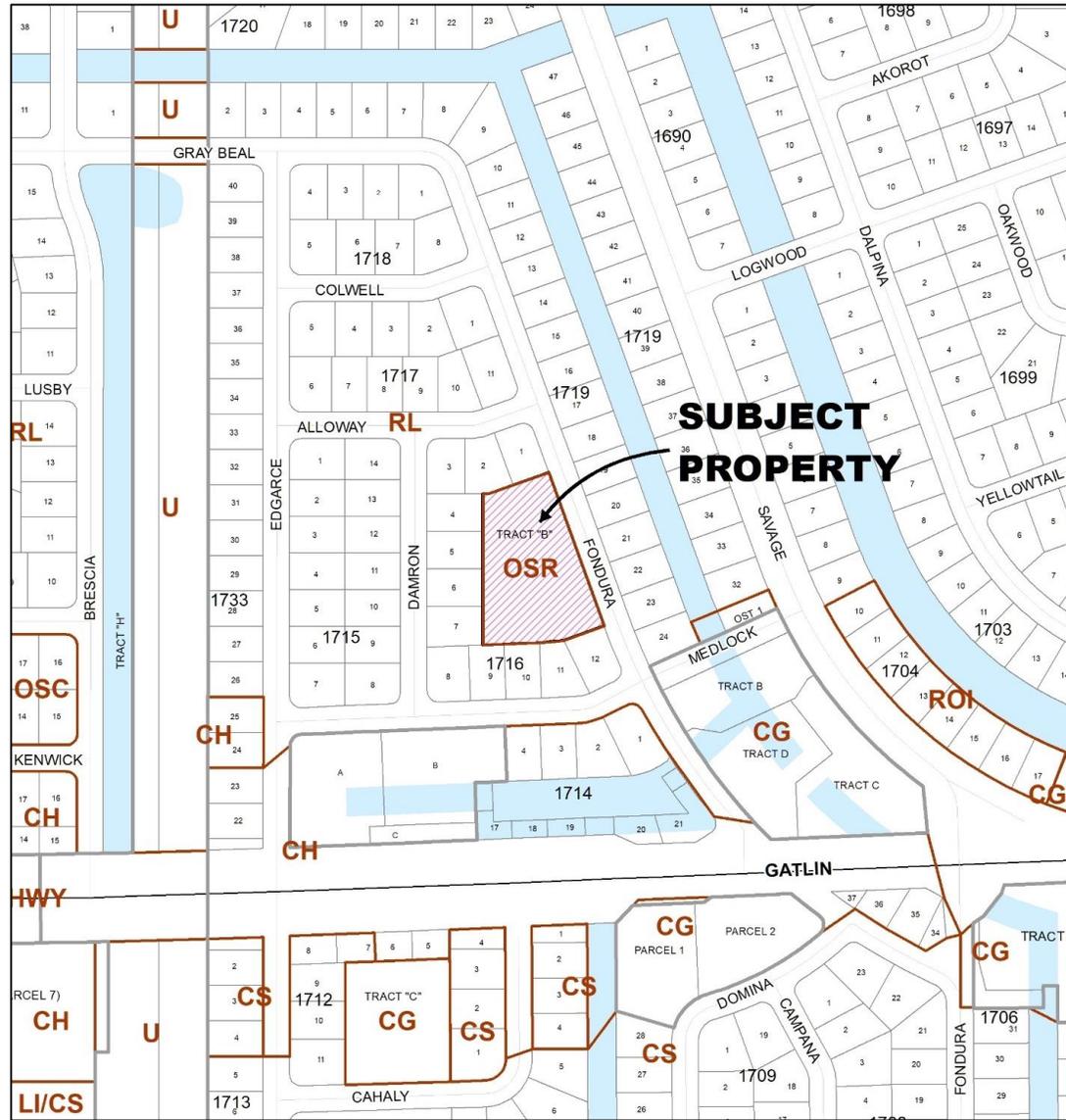
Direction	Future Land Use	Zoning	Existing Use
North	RL (Low Density Residential)	RS-2 (Single Family Residential)	Vacant residential lots
South	RL (Low Density Residential)	RS-2 (Single Family Residential)	Vacant residential lots
East	RL (Low Density Residential)	RS-2 (Single Family Residential)	Single-family residences
West	RL (Low Density Residential)	RS-2 (Single Family Residential)	Single-family residences



# Future Land Use

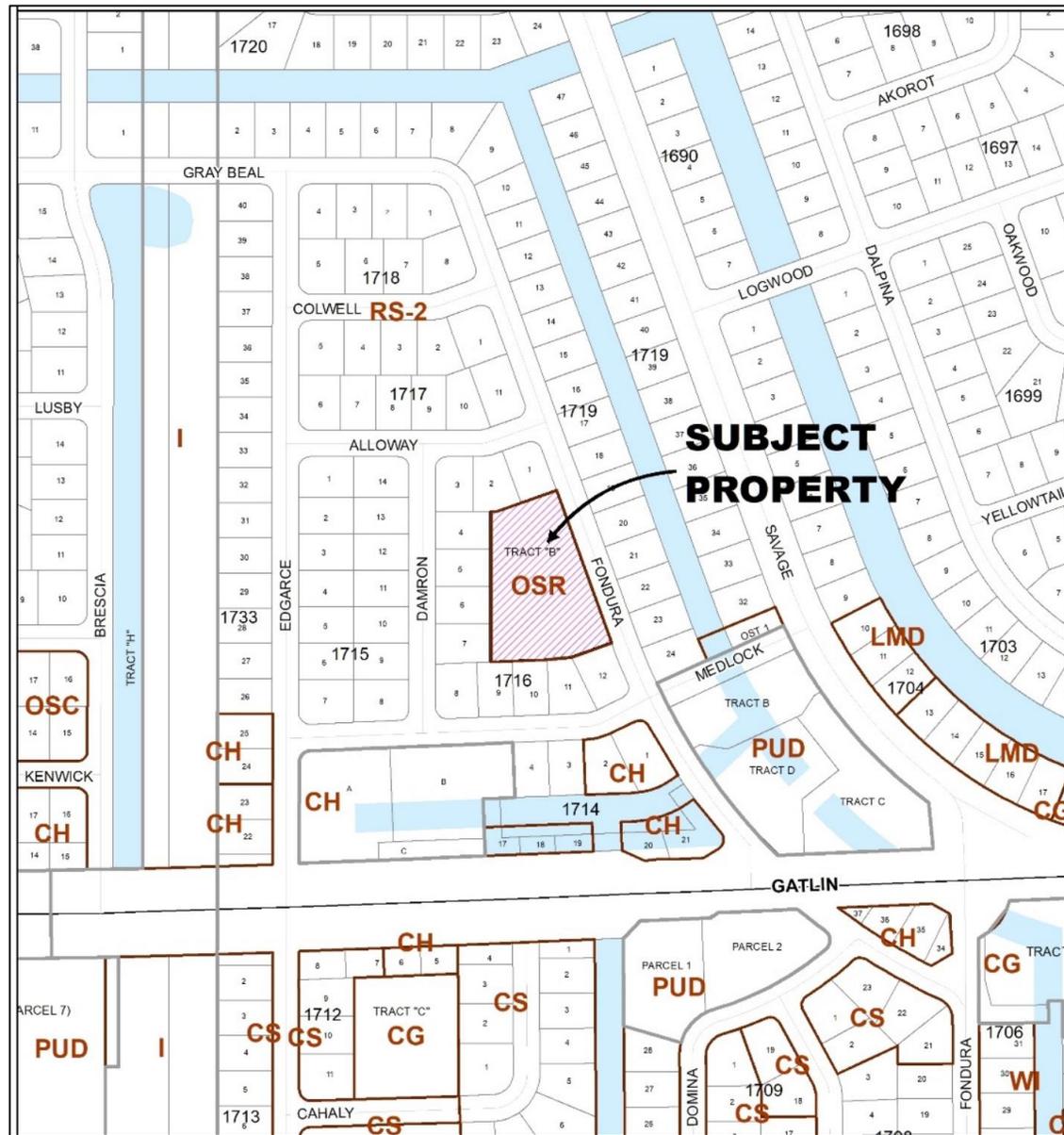
OSR (Open Space Recreational) –  
*Existing*

RL (Low Density Residential) –  
*Proposed*



# Existing Zoning

## OSR (Open Space Recreational)



# Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
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## Policy 1.1.4.13 Future Land Use Element

Future Land Use Classification

Compatible Zoning District

RL (Low Density Residential)

GU, RE, **RS-1 through RM-5**, RMH

\*Upon approval of a concurrent land use amendment



# Justification

- The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan which establishes the compatible future land use and zoning categories.
- The proposed RS-2 (Single Family Residential) zoning district is listed as a compatible zoning district under the RL (Low Density Residential) future land use classification.



# Planning & Zoning Staff Recommendation

- The Planning & Zoning Department staff recommends approval of the rezoning request.

