



Port Village, LLC -Rezoning
Project No. P25-015

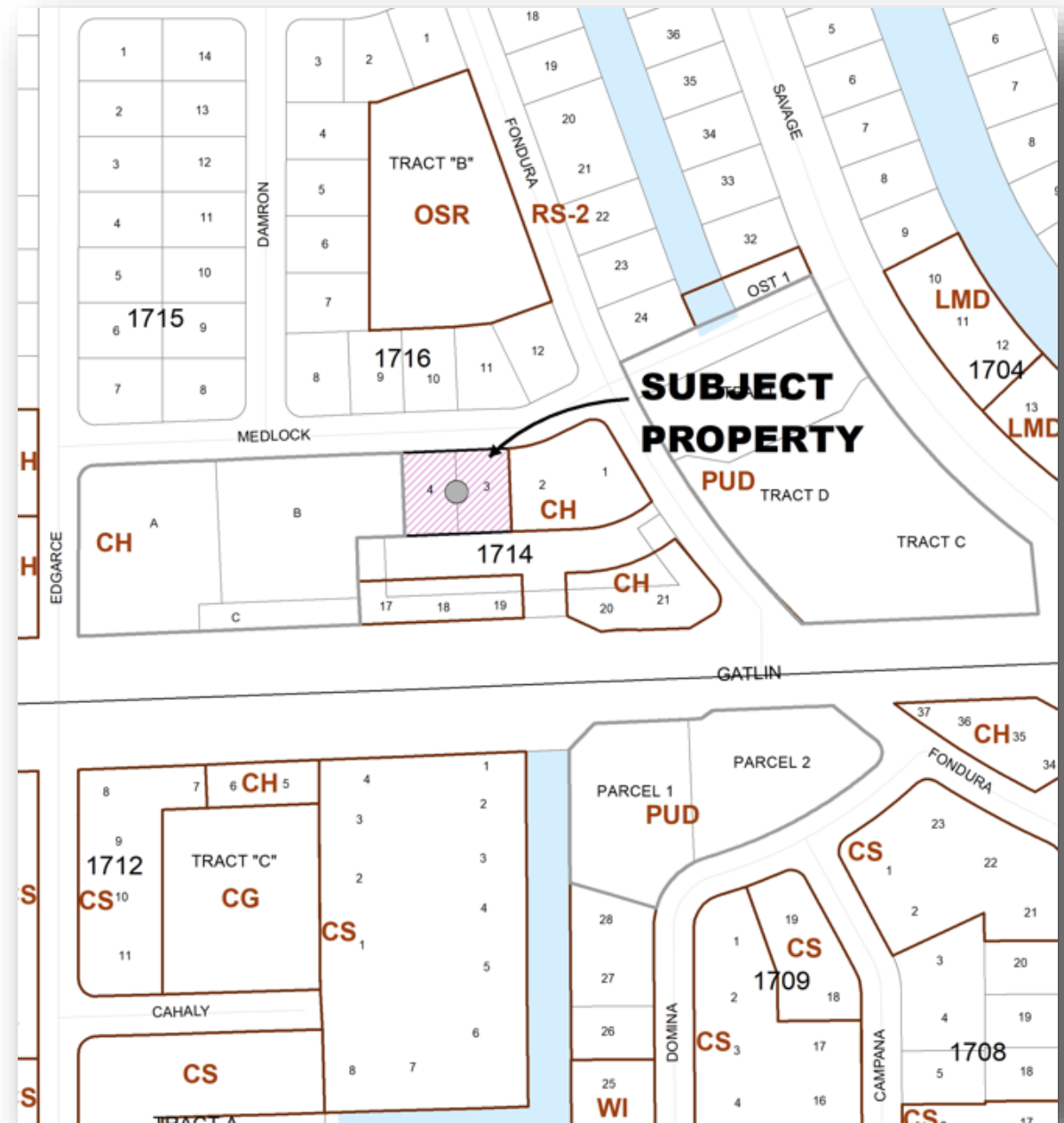
Planning and Zoning Board Meeting
Marissa Da Breo-Latchman, Environmental Planner II
March 4, 2025

Request Summary

Applicant's Request:	The applicant requests to rezone 0.46 acres from Single Family Residential (RS-2) to Highway Commercial (CH) to be consistent with the City's Comprehensive Plan and Future Land Use map. The proposed use is restaurant, cafe or sandwich shop with drive-through facilities.
Applicant:	Brad Currie, Haley Ward Inc.
Property Owner:	Port Village, LLC
Location:	The parcels are located at 2120 and 2130 SW Medlock Avenue, between SW Fondura Road and SW Edgarce Street.

Surrounding Areas

Direction	Existing Use	Future Land Use	Zoning
North	Single-family Residential	RL	RS-2
South	Parking	CH	CH
East	Commercial	CH	CH
West	Commercial	CH	CH



Aerial Photograph



Land Use Conversion Manual

Planning Area location per Conversion Manual	Area 27	
Is all property within planning area?	Yes	
Type of Conversion Area	CH	
Proposed rezoning	Highway Commercial (CH)	
Will rezoning result in isolation of lots?	No	
Has Unity of Title been submitted?	Yes	
	Required	Proposed
Minimum Frontage	160'	160'
Minimum Depth	240' (Single lot depth, 125' may be used if the entire rear lot line is bounded by a major drainage right-of-way or non-residential use and sufficient frontage exists for development)	125' (abutting a non-residential use) single lot depth
Landscape Buffer Wall	Yes	

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 Highway Commercial(CH) Zoning District is listed as a compatible zoning district under the Highway Commercial (CH) future land use classification.

FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
Highway Commercial (CH)	CH (Highway Commercial) & GU (General Use)

Staff Recommendation

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval.