



Garrick, Gladwyn and Latoya
Rezoning

Project No. P24-080

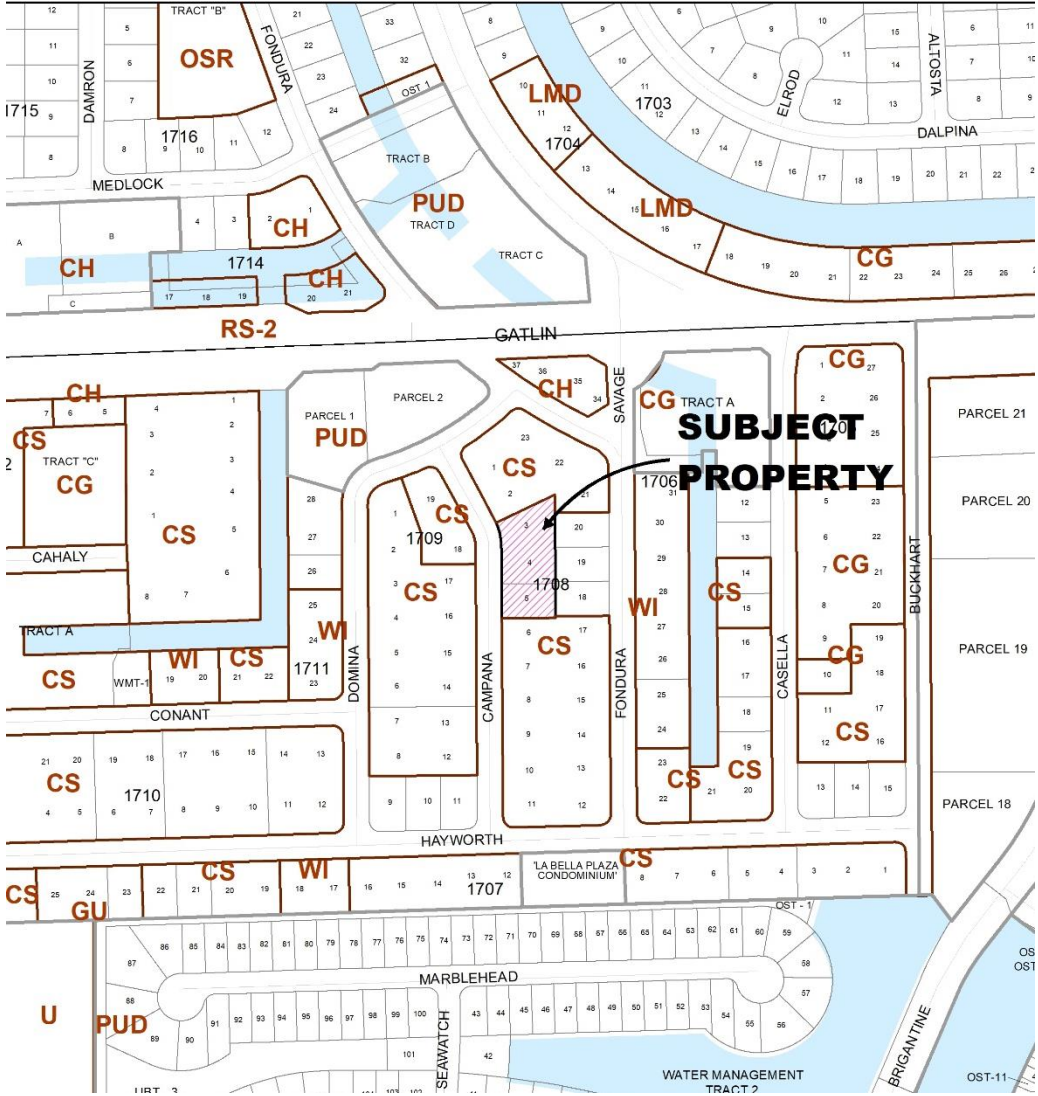
City Council Meeting
Sofia Trail, Planner I
September 23, 2024

Request Summary

Applicant's Request:	The applicant requests to rezone 0.74 acres from Single Family Residential (RS-2) to Warehouse Industrial (WI) to be consistent with the City's Comprehensive Plan and current Future Land Use. The proposed use is commercial warehousing type facility.
Applicant/Property Owner:	Gladwyn & Latoya Garrick
Location:	The parcels are located at 2721 and 2741 SW Campana Street, south of SW Gatlin Boulevard and east on SW Campana Street.

Surrounding Areas

Direction	Existing Use	Future Land Use	Zoning
North	Vacant	CS	CS
South	Self-Storage	CS	CS
East	Vacant	CS	RS-2
West	Warehouse/Vacant	CS	CS



Land Use Conversion Manual

FACTOR	ISSUE	
Planning Area Location	Conversion Area #24	
Is all property within planning area?	Yes	
Type of Conversion Area	CS	
Proposed rezoning	Warehouse Industrial Zoning District	
Will rezoning result in isolation of lots?	No	
Has Unity of Title been submitted?	Yes	
	Required	Proposed
Minimum Frontage	160'	224'
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	Not required	

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 Warehouse Industrial (WI) Zoning District is listed as a compatible zoning district under the Service Commercial (CS) future land use classification.

POLICY 1.1.4.13 FUTURE LAND USE ELEMENT	
<u>FUTURE LAND USE CLASSIFICATION</u>	<u>COMPATIBLE ZONING DISTRICT</u>
Service Commercial (CS)	CS (Service Commercial), GU (General Use), and WI (Warehouse Industrial)

Staff Recommendation

The Planning and Zoning Board recommended approval of the rezoning on September 5, 2024.