

# 2300 Veterans Highway LLC. REZONING P23-177

City Council

November 27, 2023 & December 11, 2023

Bianca Lee

Planner II



# Request:

The applicant is requesting approval of the rezoning of approximately 1.46 acres from Planned Unit Development (PUD) to General Commercial (CG).

Proposed Project: A use consistent with the General Commercial Zoning District

# General Information:

Owners – 2300 Veterans Highway LLC.

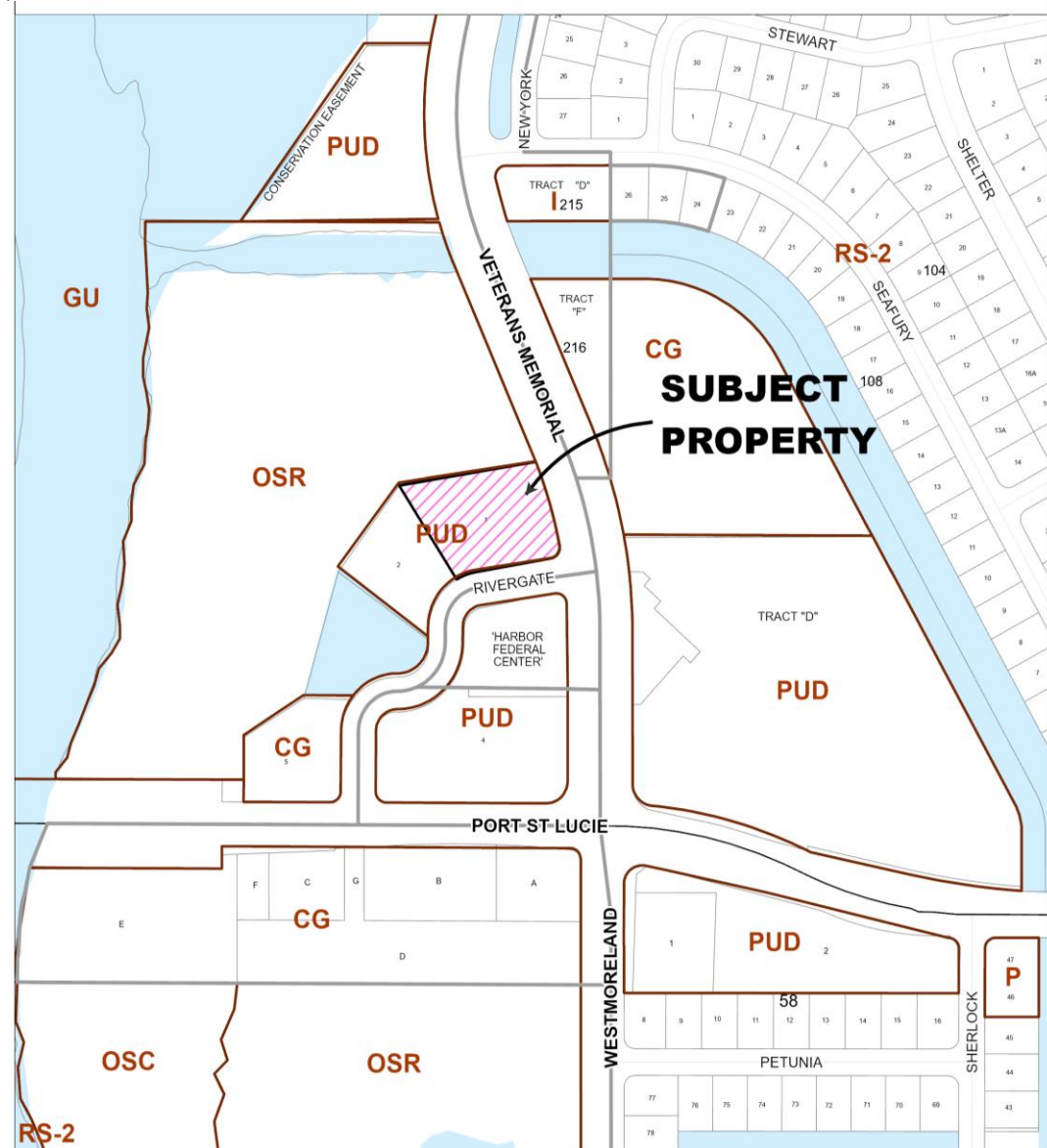
Applicant – HJA Design Studio- Michael Houston

Location – Northwest corner of Rivergate Parkway and west of SE Veterans Memorial Pkwy.

Existing Use – Bank (not in operation)

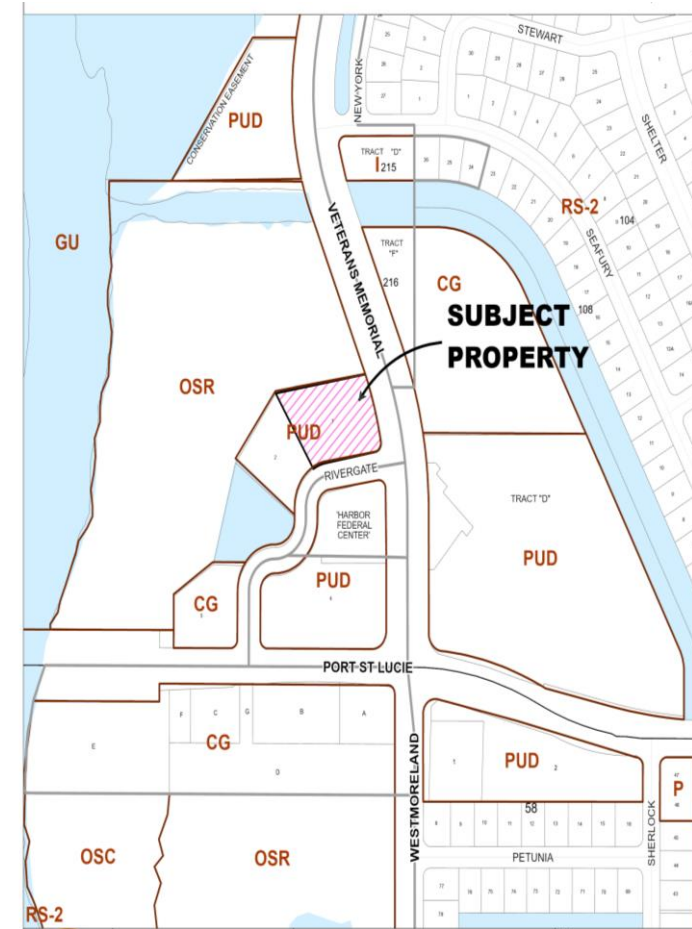


# Aerial & Zoning



# Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	Open Space-Recreation (OSR)	Open Space-Recreation (OSR)	Park
South	General Commercial (CG)	Planned Unit Development (PUD)	Bank
East	General Commercial (CG)	General Commercial (CG)	Retail
West	Open Space-Recreation (OSR)	Open Space-Recreation (OSR)	Park



# 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 General Commercial (CG) Zoning District is listed as a compatible zoning district under the General Commercial (CG) future land use classification.

## **Policy 1.1.4.13 Future Land Use Element**

<u>Future Land Use Classification</u>	<u>Compatible Zoning District</u>
General Commercial (CG)	CN (Neighborhood Commercial), CG (General Commercial), P (Professional), GU (General Use), & LMD (Limited Mixed Use)



# Recommendation

The Planning & Zoning Board at their November 7, 2023, meeting recommended approval of the rezoning.

