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Cottin, Gregory and Patricia  
Rezoning  
Project No. P24-053

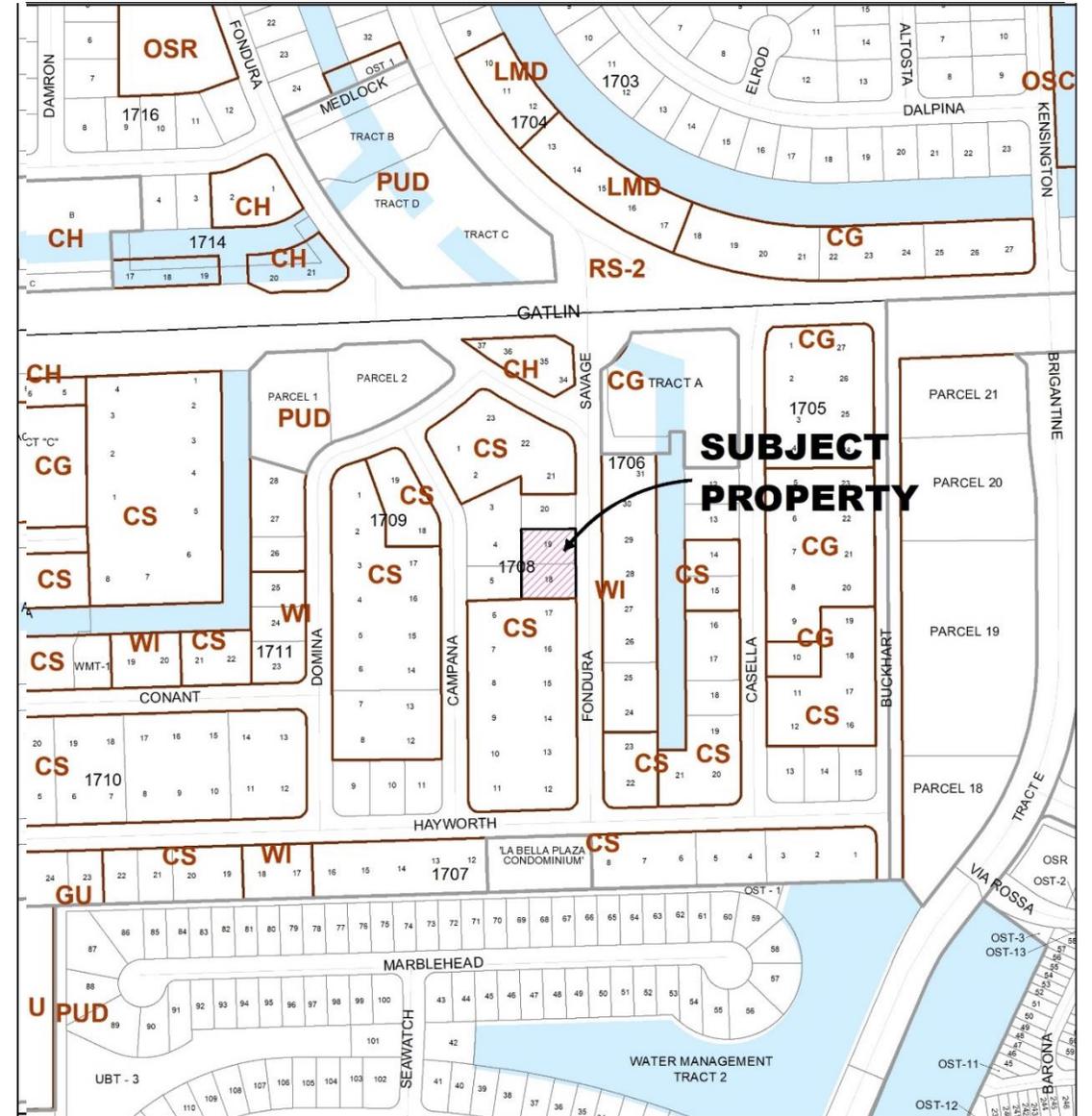
Planning and Zoning Board Meeting  
Cody Sisk, Planner II  
June 4, 2024

# Request Summary

<b>Applicant's Request:</b>	The applicant requests to rezone 0.46 acres from Single Family Residential (RS-2) to Service Commercial (CS) to be consistent with the City's Comprehensive Plan and current Future Land Use. The proposed use is a facility for the repair and maintenance of vehicles.
<b>Agent:</b>	EDC, Inc.
<b>Applicant/Property Owner:</b>	Gregory & Patricia Cottin
<b>Location:</b>	The parcels are located at 2722 and 2732 SW Fondura Road between SW Gatlin Boulevard and SW Hayworth Avenue.

# Surrounding Areas

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



# 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	Service Commercial Zoning District	
Will rezoning result in isolation of lots?	Yes, a variance for lots 18 and 19 was approved, P23-239, to allow the isolation of lot 20.	
Has Unity of Title been submitted?	Not required	
	Required	Proposed
Minimum Frontage	160'	160' (SW Fondura St.) a variance was approved to reduce the minimum conversion area requirements (P23-239).
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)	125' (abutting a major drainage R/W) 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 Service Commercial (CS) 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)	<b>CS (Service Commercial)</b> , GU (General Use), and WI (Warehouse Industrial)

# 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.