

Bayshore Commons, LLC

Rezoning Application

Project No. P23-123

Planning & Zoning Board

September 5, 2023

Cody Sisk, Planner II

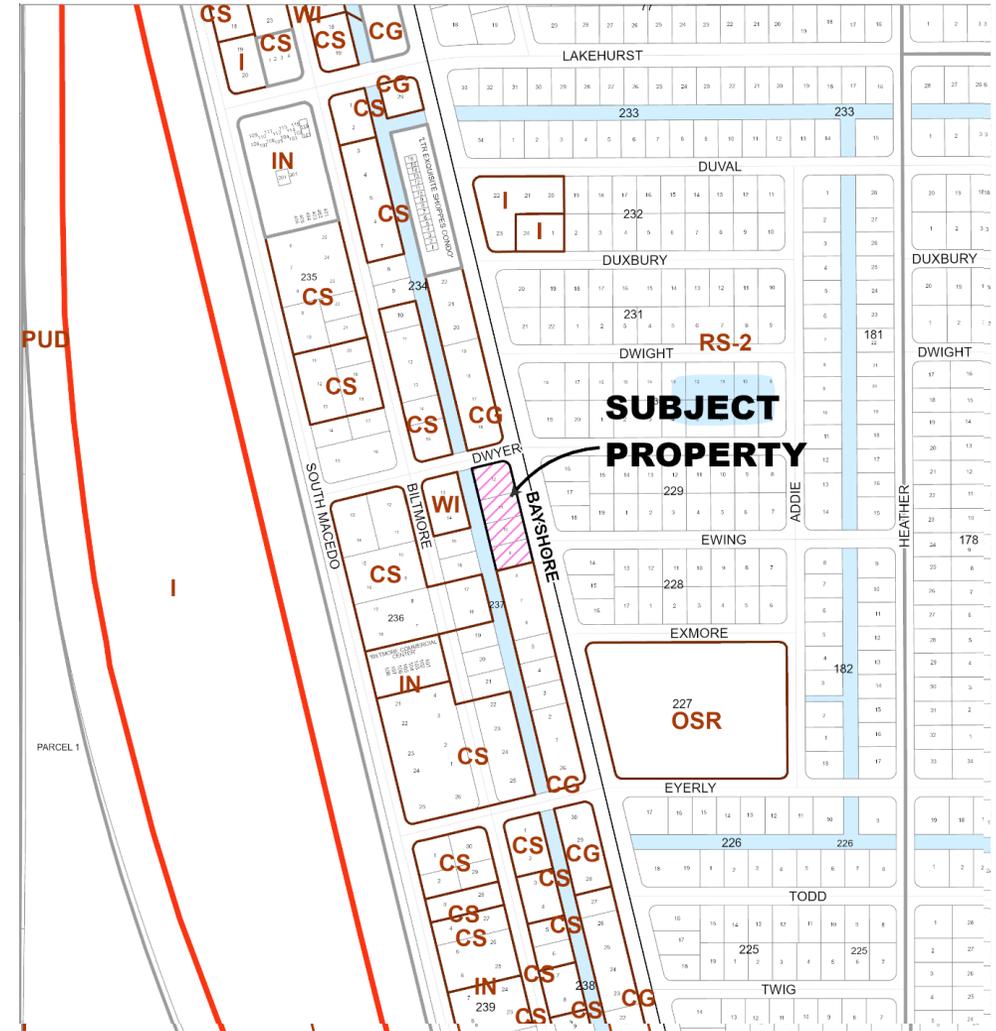


Request Summary

Applicant's Request:	A request to rezone 1.01 acres of property from Single Family Residential (RS-2) zoning district to the General Commercial (CG) zoning district.
Agent:	Brad Currie, Engineering Design & Construction, Inc.
Applicant /Property Owner:	Bayshore Commons LLC
Location:	The subject property is located at the southwest corner of SW Dwyer Avenue and SW Bayshore Boulevard.

Surrounding Areas

Direction	Future Land Use	Zoning	Existing Use
North	CG	CG	Commercial Use
South	CG	CG	Vacant Commercial Lots
East	RL	RS-2	Single-family residences
West	LI and CS	WI and RS-2	Warehouse Use and Single Family residence
Existing	CG	RS-2	Vacant Residential Lots



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

Policy 1.1.4.13 Future Land Use Element

Future Land Use Classification

Compatible Zoning District

CG (General Commercial)

CN, **CG**, P, GU, LMD



Staff Recommendation

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

