

1200 Gatlin Boulevard (G. Callas Holdings, LLC)

Rezoning Application

Project No. P20-138

Laura H. Dodd, Planner

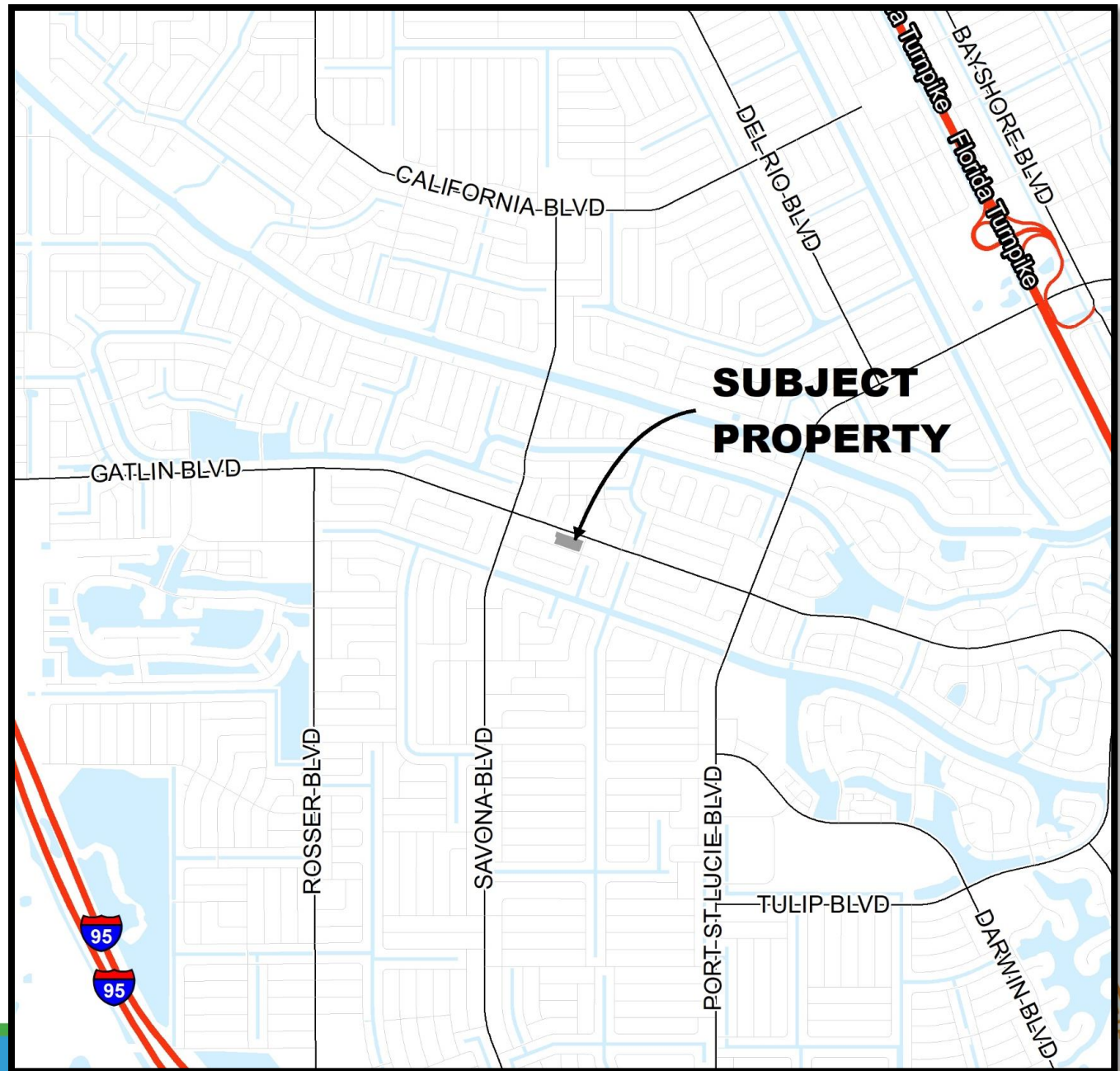


Request Summary

- Applicant/Agent: Jose Chaves, Story Book Holdings
- Owner: G. Callas Holdings, LLC
- Request: The applicant is requesting to rezone 2.56 acres of RS-2 property to the LMD classification for the purpose of developing a commercial, retail and personal services, development.

Location

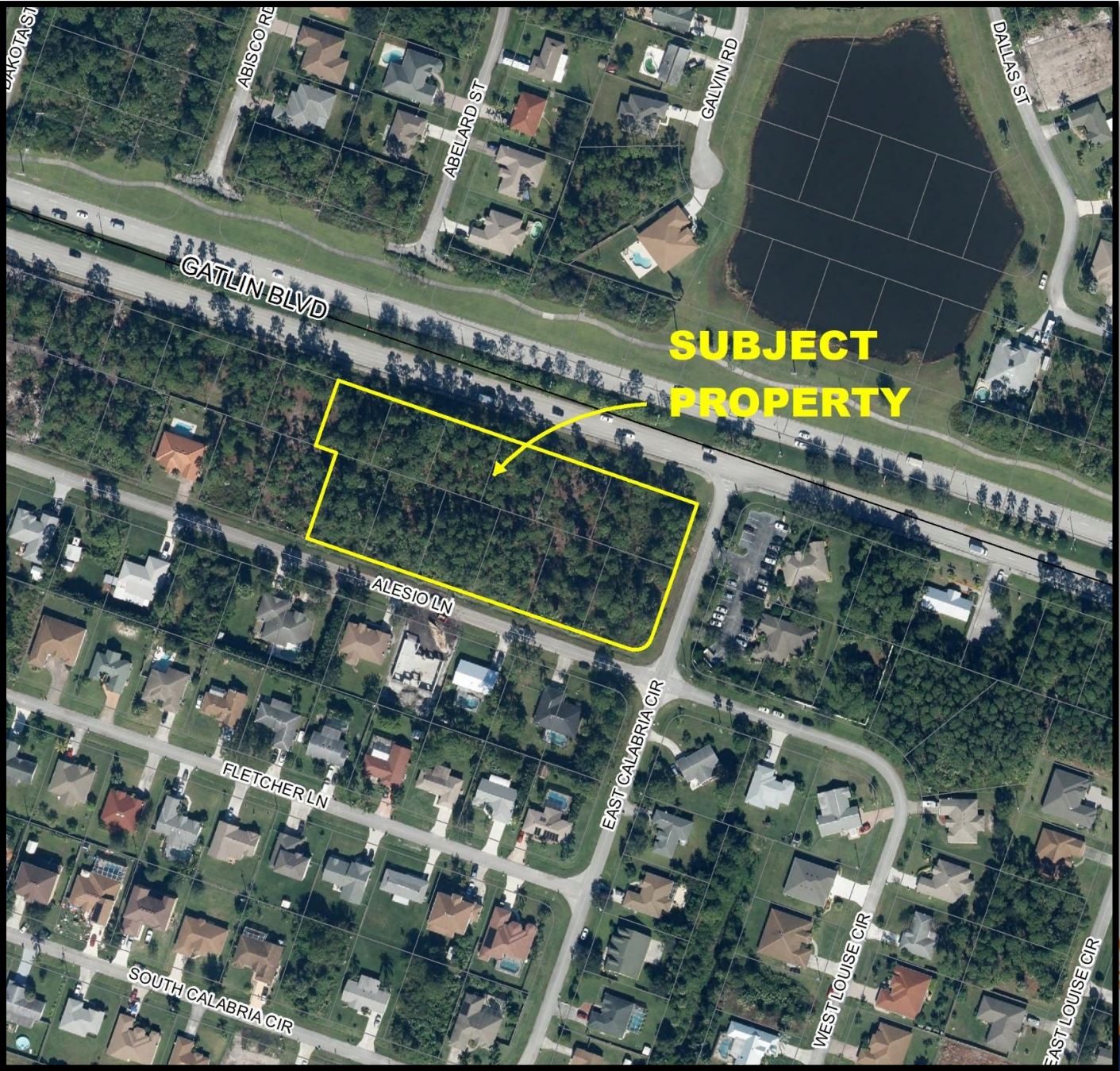
Southwest corner of the intersection of SW Gatlin Boulevard and East Calabria Circle.



Aerial



Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Greenway; Single-Family Residential
South	RL	RS-2	Single-Family Residential
East	ROI	P	Professional offices
West	ROI	RS-2	Vacant; Single-Family Residential



Land Use

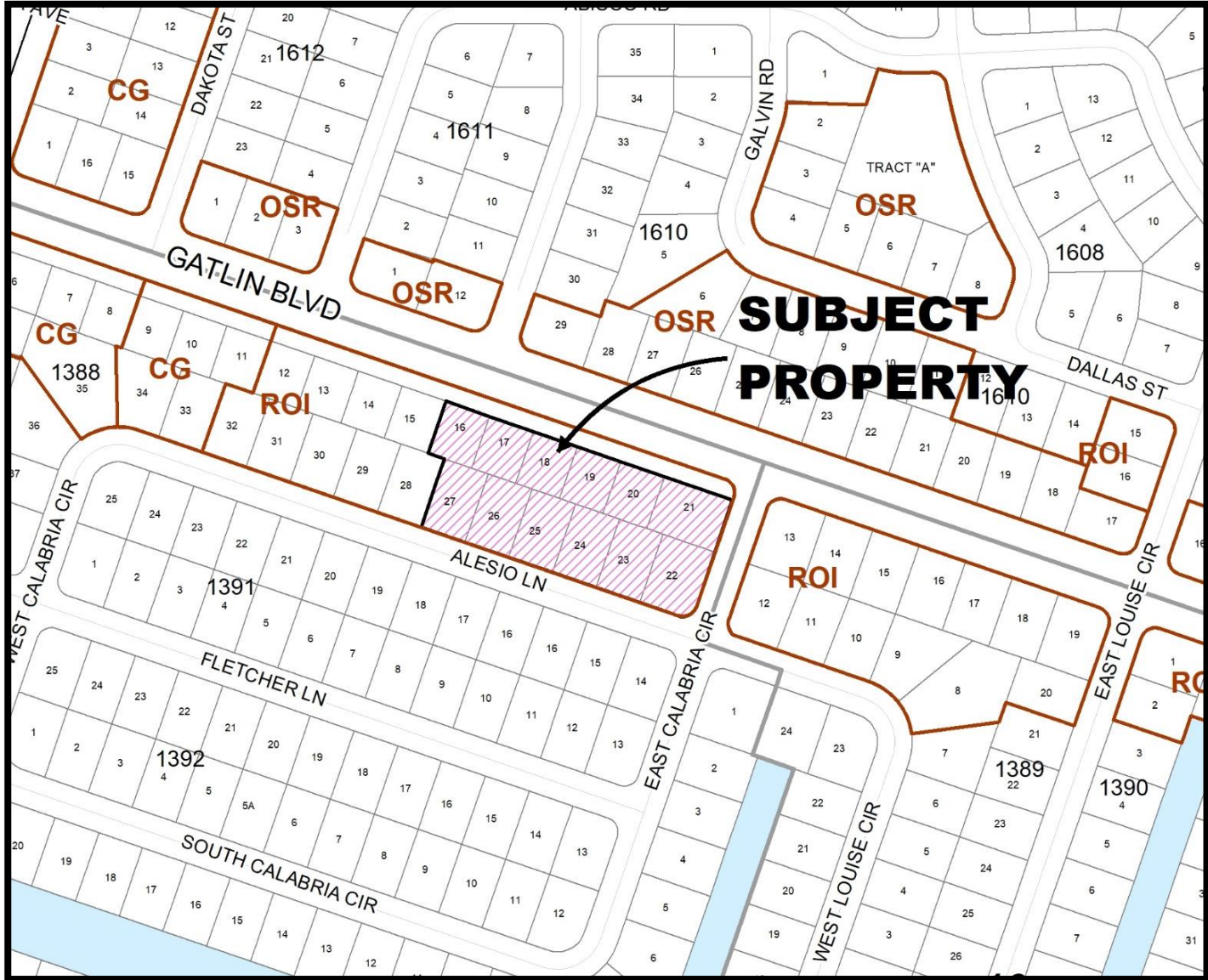
ROI (Residential, Office, and Institutional)



Policy 1.1.4.13 Future Land Use Element

Future Land Use Classification	Compatible Zoning District
ROI (Residential, Office, and Institutional)	P, I, LMD, RM-5 or Residential PUD

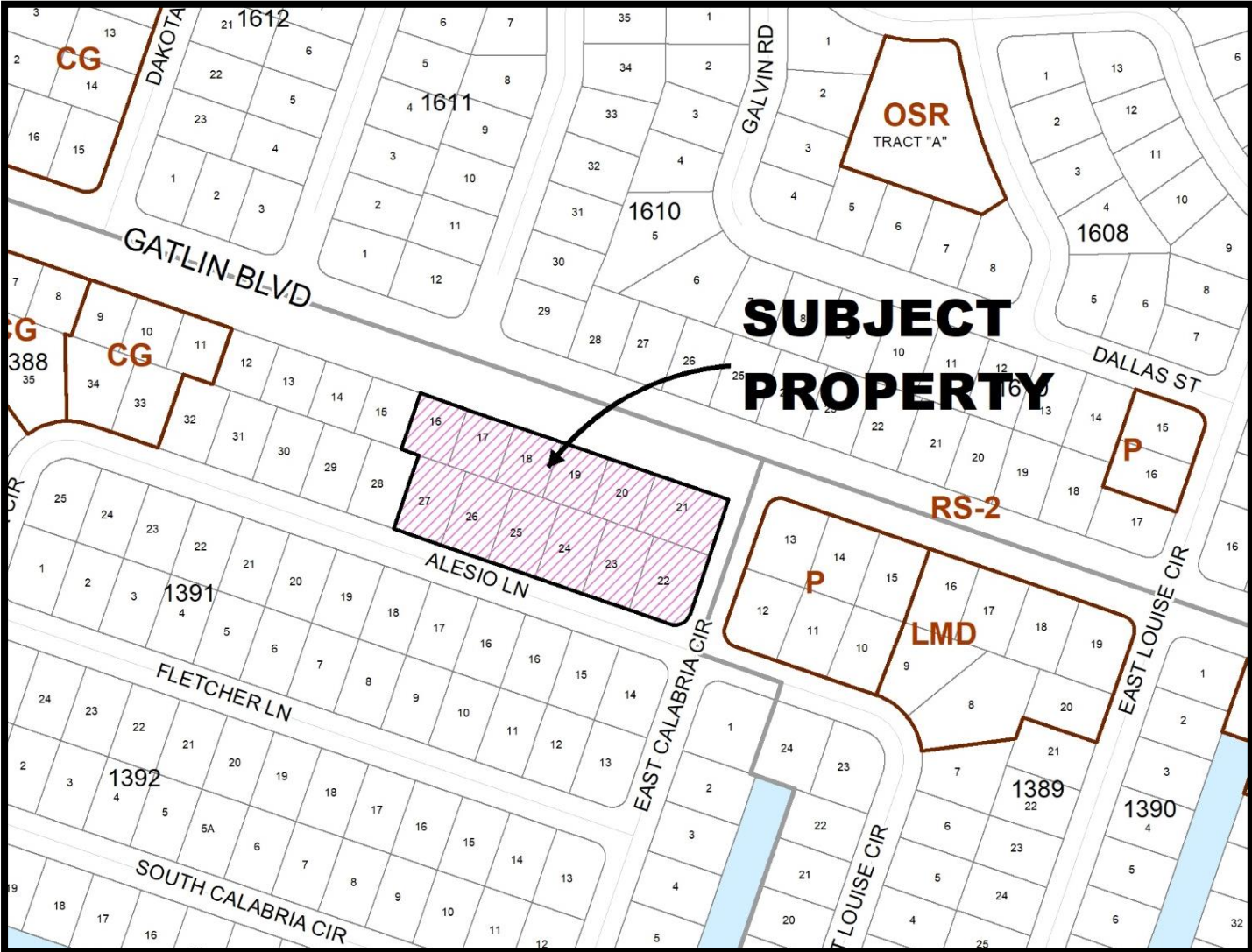
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Zoning

Existing: RS-2

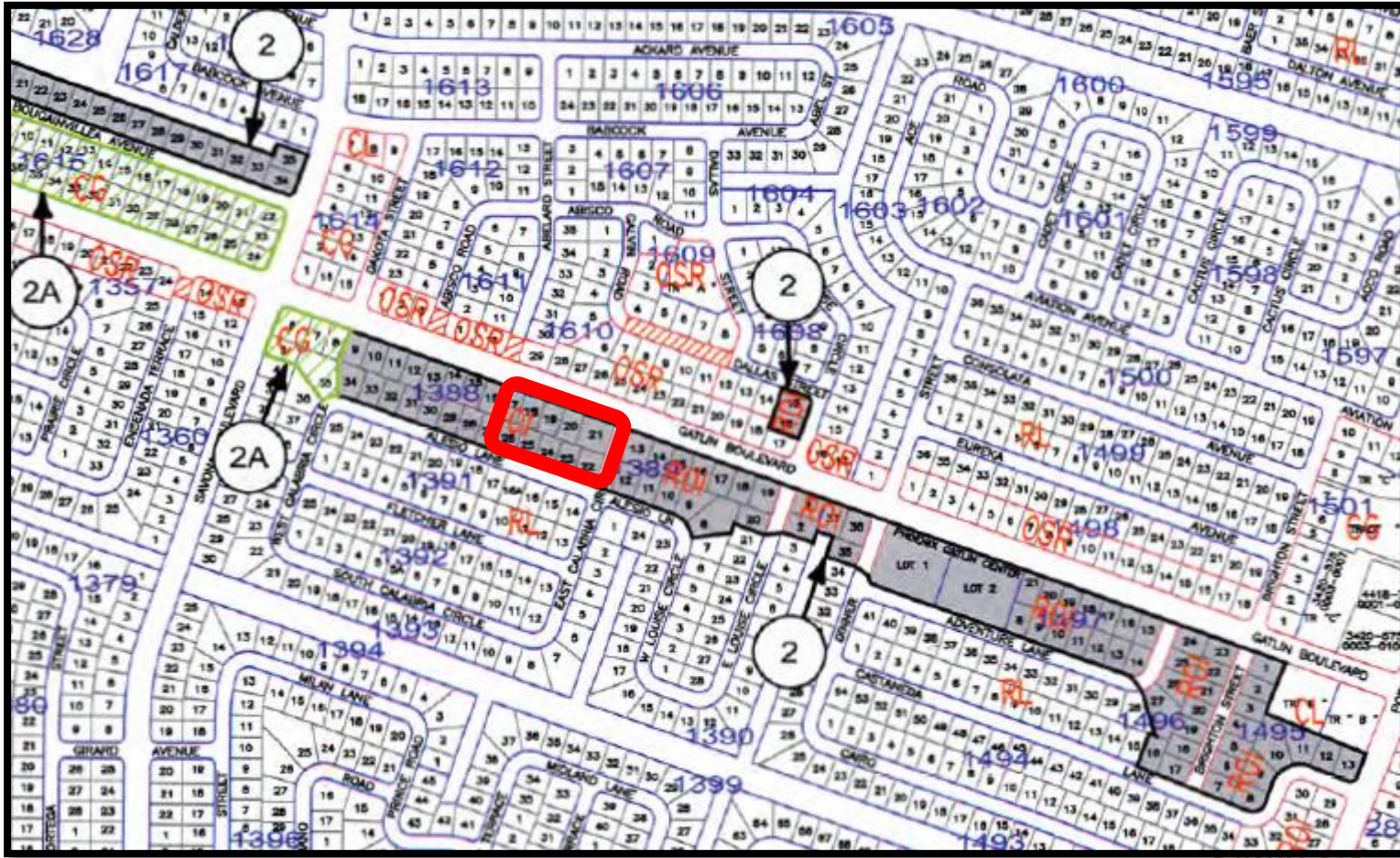
Proposed: LMD



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Conversion District

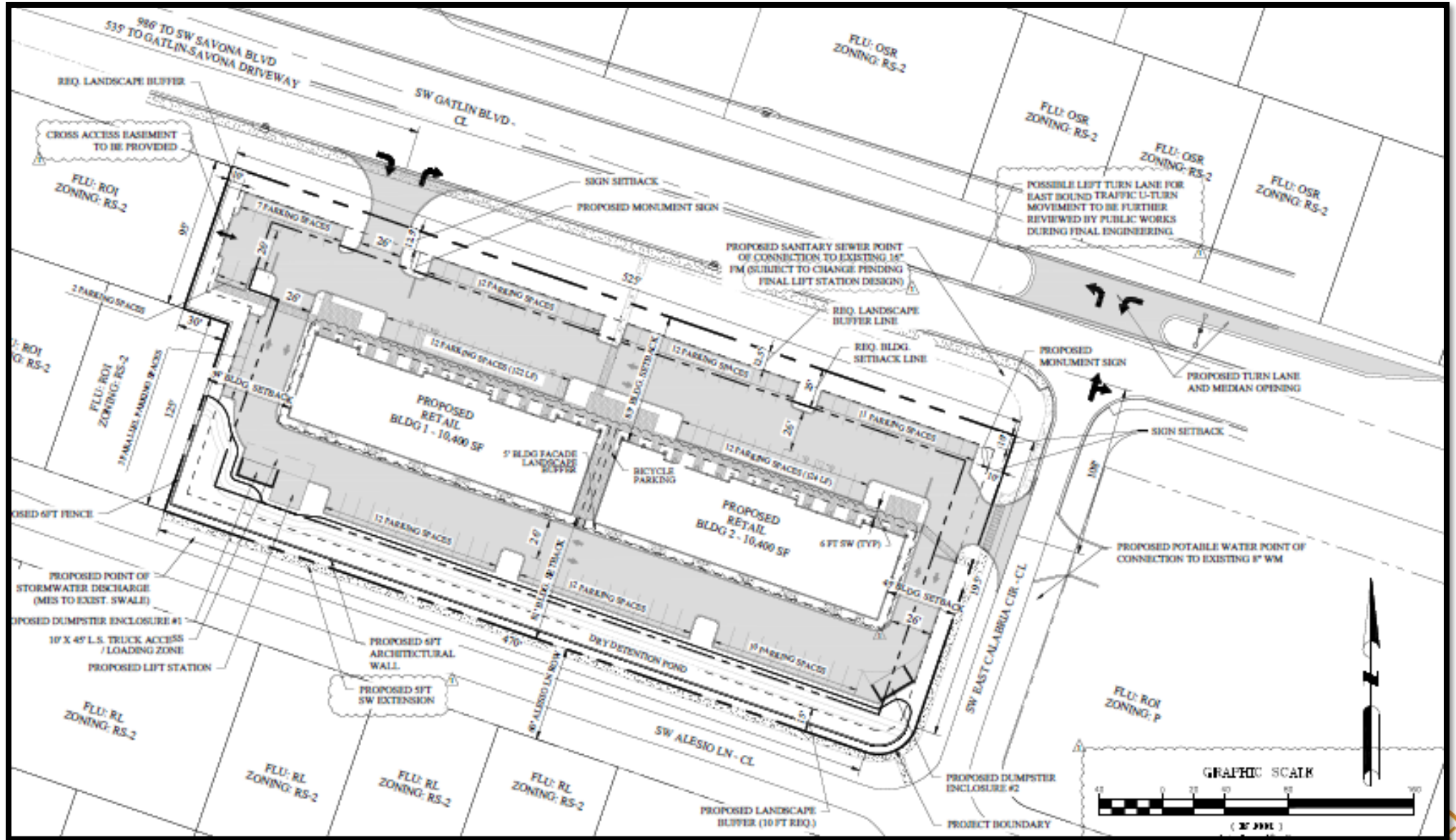


Compliance with Conversion District

Planning Area location per Conversion Manual	Conversion Area 2	
Is all property within planning area?	Yes	
Type of Conversion Area	ROI (Residential/Office/Institutional)	
Proposed rezoning	LMD (Limited Mixed-Use Zoning District)	
Will rezoning result in isolation of lots?	No	
Has Unity of Title been submitted?	Yes	
	Required	Proposed
Minimum Frontage	160 feet	525 feet
Minimum Depth	Two lot depth	Two lot depth
Landscape Buffer Wall	A 6 ft. architectural wall is proposed adjacent to the southern property perimeter, where it abuts single-family residential properties not within a conversion district.	



Concept Plan



Elevations



○ FRONT ELEVATION BUILDING #2
1/8" = 1'-0"

Land Use Consistency: The rezoning of the property to Service Commercial is consistent with the direction and policies of the City's Comprehensive Plan; specifically, **Policy 1.1.4.13 which identifies that LMD as a compatible zoning district with the ROI future land use designation.**

Applicant's Justification Statement: To support light intensity commercial uses along SW Gatlin Boulevard and provide flexible space to support local small businesses (small restaurants, retail, professional services, etc.)

Staff Analysis: The LMD classification is an acceptable zoning classification within ROI districts per comprehensive plan policy 1.1.4.13. **The subject property is also located within Conversion District #2.** The proposed rezoning is consistent with the applicable regulations for the conversion area and furthers the objective of the comprehensive plan to serve as development along major corridors as transitional land uses between more intensive commercial areas.

RELATED PROJECTS

P20-039. Applicant requested special exception use for retail or personal service uses, exceeding fifty percent (50%) of the building's gross floor area, within the LMD classification per Sec. 158.155(D)(5).



Recommendations

- The Site Plan Review Committee recommended approval of the concept plan at their meeting on August 26, 2020.
- The Planning and Zoning Board recommended approval to City Council on October 6, 2020.

