

Bush, Kevin D. & Nicole M.

REZONING

P23-197

Planning & Zoning Board

December 5, 2023

Bianca Lee

Planner II



Request:

Alejandro Toro of Engineering Design & Construction, Inc., acting as agent for the property owner, Kevin D. & Nicole M. Bush, is requesting approval of the rezoning of approximately 0.24 acres from Single-Family Residential (RS-2) to Service Commercial (CS) to be consistent with the City's Comprehensive Plan.

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

General Information:

Owners – Kevin D. & Nicole M. Bush

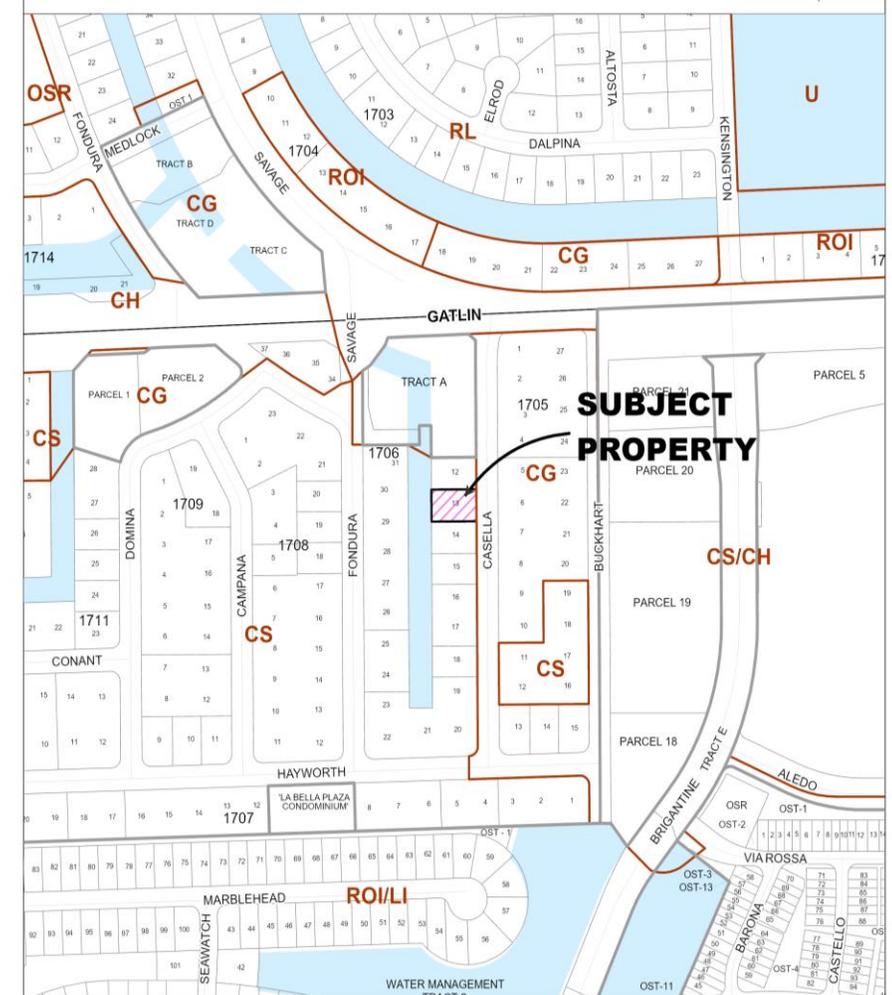
Applicant – Alejandro Toro, agent for EDC

Location – 2740 SW Casella St.

Existing Use – Vacant

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	Service Commercial (CS)	Single –Family Residential (RS-2)	Vacant
South	Service Commercial (CS)	Service Commercial (CS)	Storage yard
East	General Commercial (CG)	General Commercial (CG)	Self-storage
West	Service Commercial (CS)	Warehouse Industrial (WI)	Warehouse



Compliance with Conversion Area Requirements

CONVERSION AREA REVIEW STANDARDS		
Planning Area location per Conversion Manual	Area 24	
Is all property within planning area?	Yes	
Type of Conversion Area	Service Commercial (CS)	
Proposed rezoning	Service Commercial Zoning District	
Will rezoning result in isolation of lots?	No; a variance for lot 12 was granted, P22-197	
Has Unity of Title been submitted?	All lots are under the same ownership, unity req.	
	Required	Proposed
Minimum Frontage	160'	486' (SW Casella St.)
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	No	Existing chain link fence.

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)	CS (Service Commercial), GU (General Use), and WI (Warehouse Industrial)



Planning & Zoning Staff Recommendation

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

