



**Jennings Road Project  
REZONING  
P22-112**



**Project Location Map**

**SUMMARY**

Applicant's Request:	Small-Scale Future Land Use Map Amendment from Commercial General (CG) to Commercial Service (CS)
Applicant:	Brian Fisher
Property Owner:	Larry and Sally Olsen
Location:	Parcel ID #341450147012507
Project Planner:	Stephen Mayer, Planner III

**Project Description**

The Applicant is requesting approval of the rezoning of a 6.67-acres parcel from Commercial General (CG) and General Use (GU) to Commercial Service (CS). The Commercial General portion is 4.646 acres in size and the Utility portion is 2.024 acres. The property is located at 3775 SE Jennings Road, south of Jennings Road and West of Lennard Road. The applicant is requesting this change primarily to allow for a self-storage facility on this property.

The property has a concurrent future land use map amendment application to change the designation from General Commercial (CG) and Utility (U) to Service Commercial (CS).

**Location and Site Information**

Parcel Number:	341450147012507
Property Size:	6.67 acres Northern portion – 4.646 acres Southern Portion – 2.024 acres
Legal Description:	The West One-Half of Lots 1 and 2, Block 1, Port St. Lucie Section 12, St. Lucie Gardens Subdivision.
Future Land Use:	Commercial General (CG) 4.646 acres Utility (U) 2.024 acres
Existing Zoning:	Commercial General (CG) 4.646 Acres General Use (GU) 2.024 acres
Existing Use:	Northern Portion - Vacant Southern Portion - Existing wireless communication tower
Requested Future Land Use:	Commercial Service (CS)
Requested zoning:	Commercial Service (CS)
Proposed Use:	Self-Storage Facility

**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	RM	PUD	Residential
South	U	GU	Radio tower
East	ROI	SLC IL	Service Commercial
West	CS	CH	Self- storage and RV park

RM = Residential Medium Density

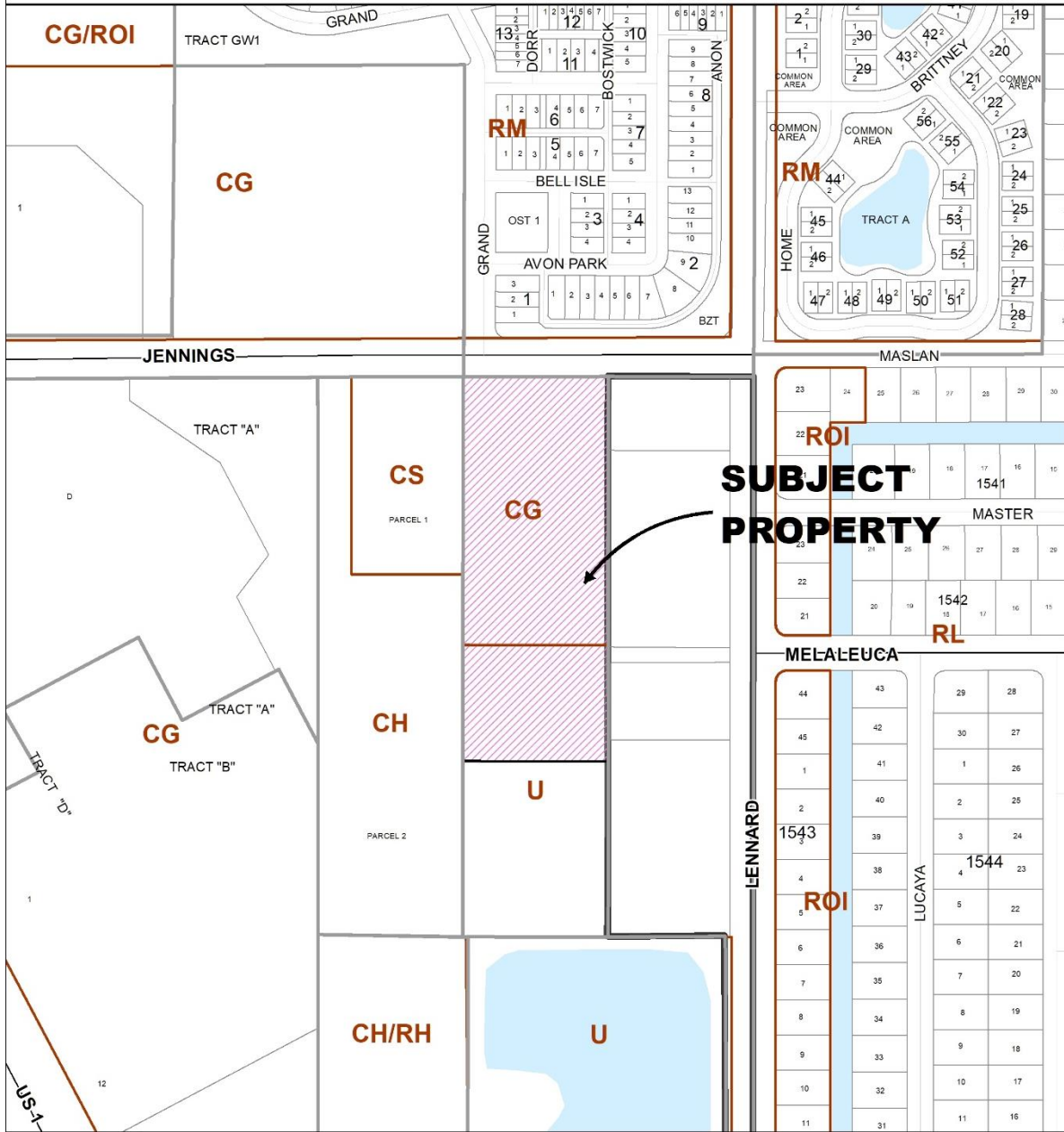
PUD - Planned Unit Development

CS - Service Commercial

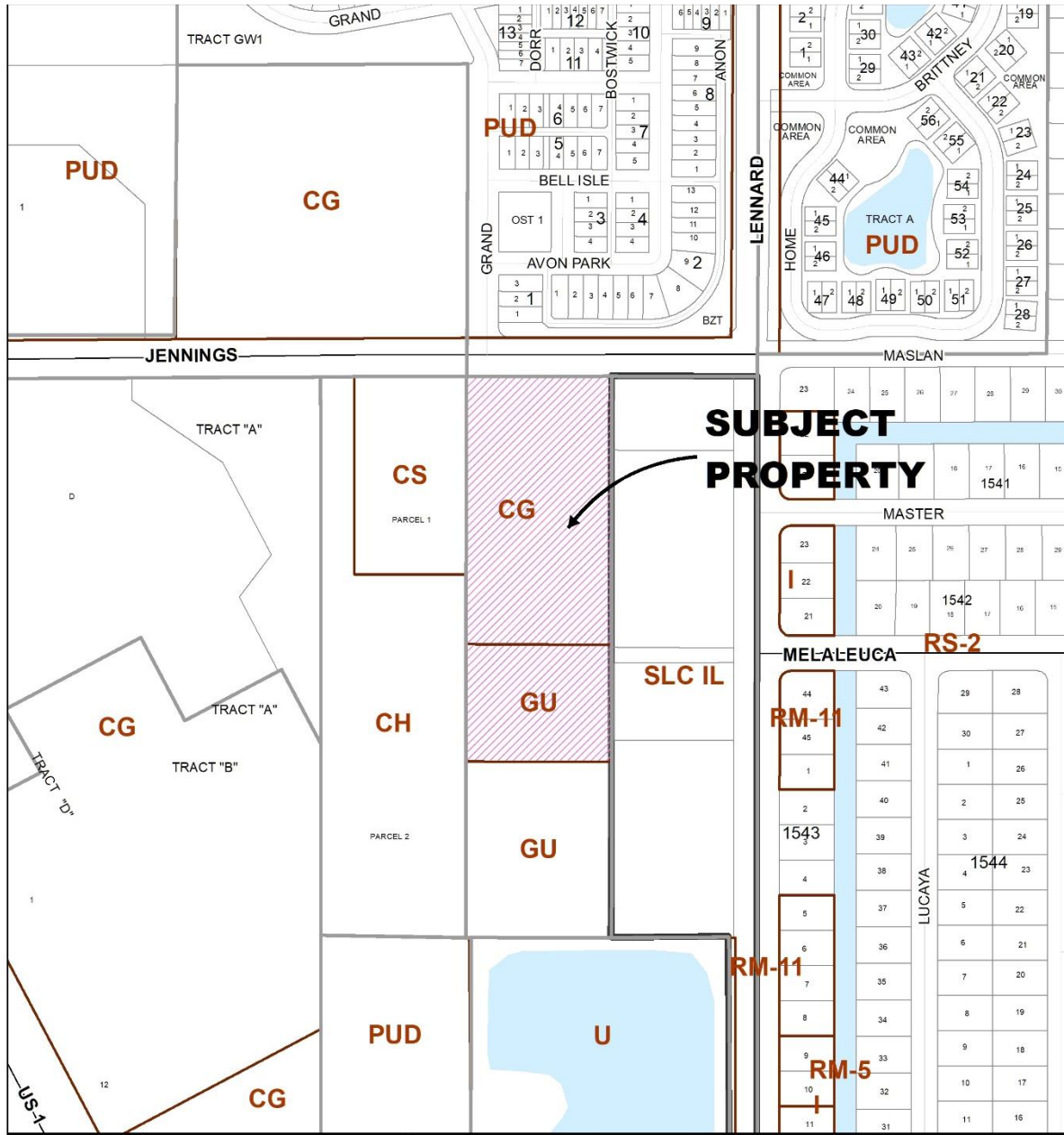
ROI – Residential-Office-Institutional

CH = Commercial High

GU = General Use



Existing Zoning Map



Future Land Use Map

## IMPACTS AND FINDINGS

### COMPREHENSIVE PLAN REVIEW

**Land Use Consistency:** The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element 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.

FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
CS (Service Commercial)	CS, GU, WI

### ZONING REVIEW

**Applicant's Justification Statement:** Requesting the site be rezoned to make the site compatible with the future land use of Service Commercial in order to construct a self-storage facility.

**Staff Analysis:** The applicant's proposal to rezone the subject property complies with the direction and intent of the City of Port St. Lucie Comprehensive Plan. Please note that the applicant will be required to provide an upland mitigation plan, tree survey or an environmental assessment report prior to site plan approval.

### RELATED PROJECTS

P22-103 Jennings Road Project Comprehensive Plan Amendment

## STAFF RECOMMENDATION

The Planning and Zoning Department finds the request to be consistent with the direction and intent of the City's Comprehensive Plan and zoning regulations and thereby recommends approval.

### Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.