



Freese, James
Rezoning
P24-026

Planning & Zoning Board
April 2, 2024
Bianca Lee, Planner II

Request:

The applicant is requesting 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 – James A. Freese

Applicant – James A. Freese

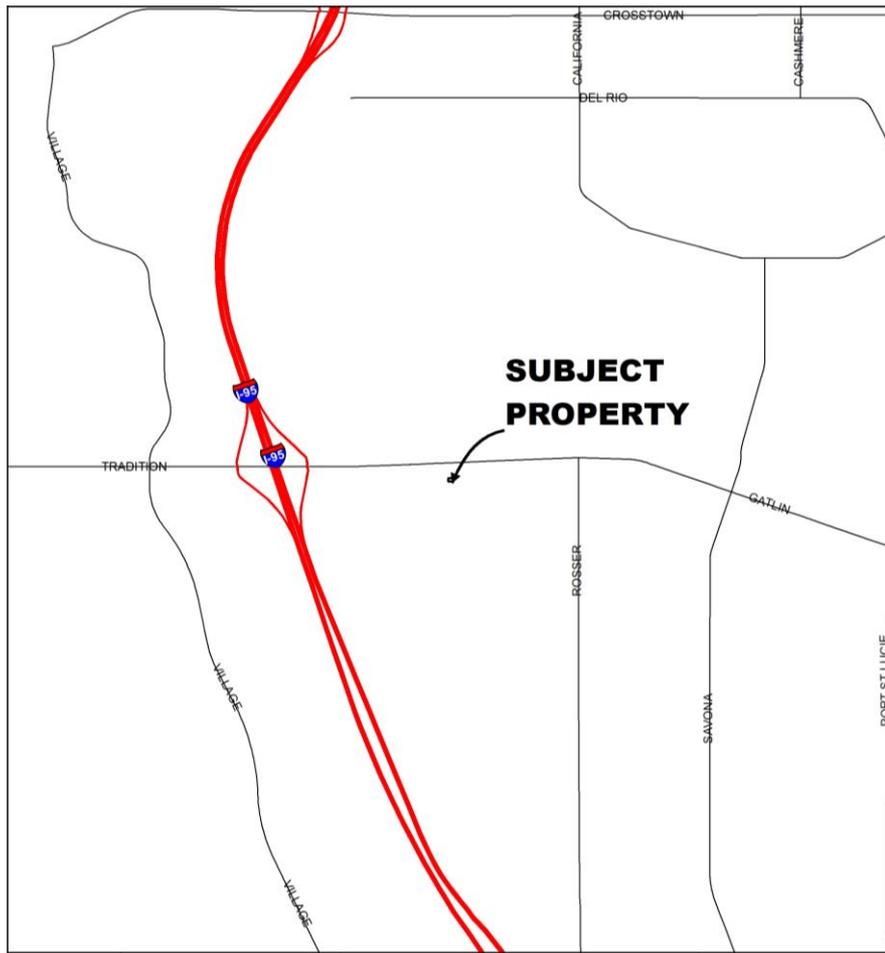
Location – 2732 SW Casella St.

Existing Use – Vacant

Background:

The City Council approved a variance to the conversion manual on July 24, 2023, by resolution (P22-197). The variance granted a request for the ability to rezone to the Service Commercial (CS) zoning district & a reduction to the minimum lot size & frontage requirements.

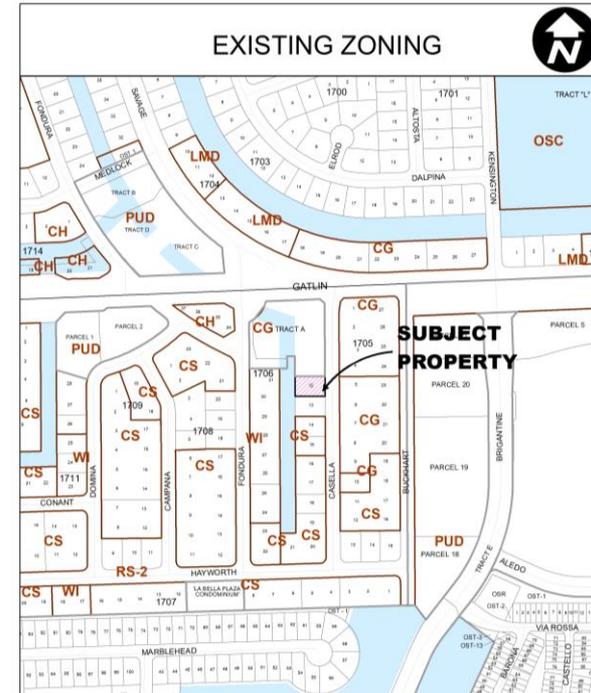
A rezoning for the adjacent lot 13 was approved, (P23-197). As a result, no lots will be isolated.



**SUBJECT
PROPERTY**

Direction	Future Land Use	Zoning	Existing Use
North	General Commercial (CG)	General Commercial (CG)	Retail
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

Surrounding Uses



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	
Has Unity of Title been submitted?	Not required	
	Required	Proposed
Minimum Frontage	160'	80' (SW Casella St.) a variance was approved to reduce the minimum conversion area requirements (P22-197).
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	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)	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.