

# 2300 Veterans Highway LLC. REZONING P23-177

Planning & Zoning Board

November 7, 2023

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Planner II



# Request:

The applicant is requesting approval of the rezoning of approximately 1.46 acres from Planned Unit Development (PUD) to General Commercial (CG).

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

# General Information:

Owners – 2300 Veterans Highway LLC.

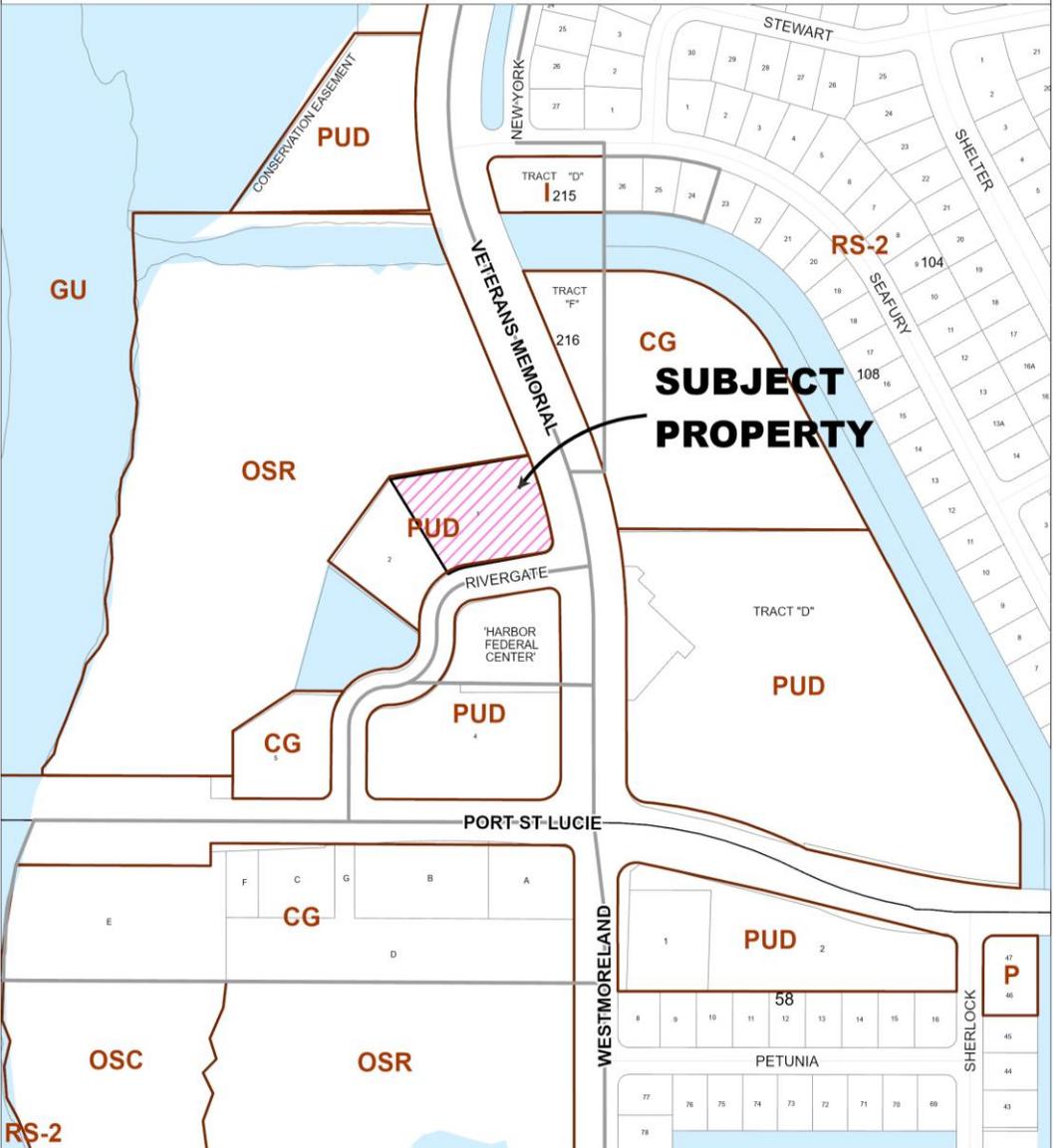
Applicant – HJA Design Studio- Michael Houston

Location – Northwest corner of Rivergate Parkway and west of SE Veterans Memorial Pkwy.

Existing Use – Bank (not in operation)

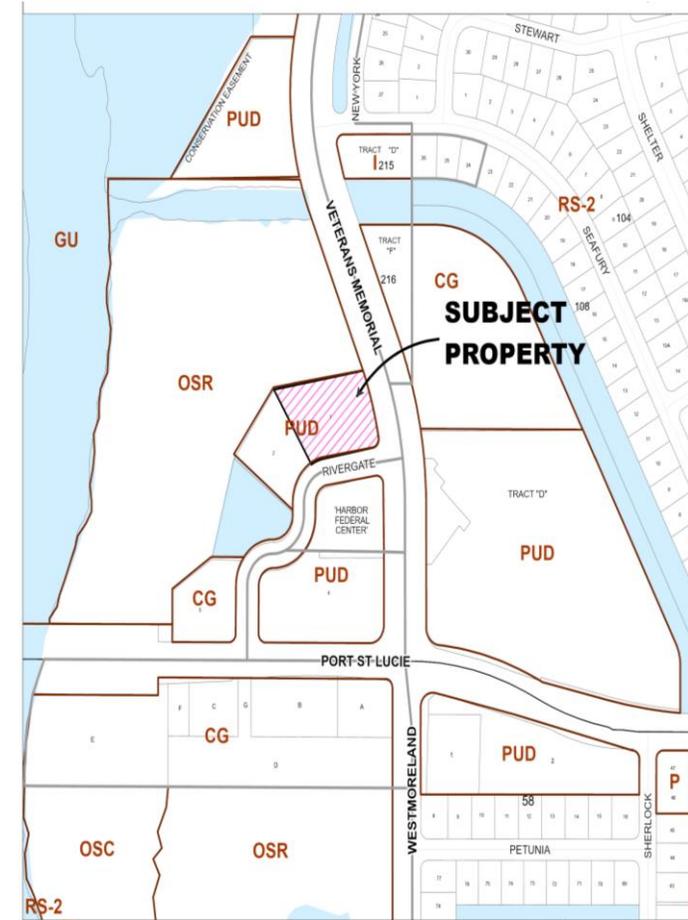


# Aerial & Zoning



# Surrounding Uses

| Direction | Future Land Use             | Zoning                         | Existing Use |
|-----------|-----------------------------|--------------------------------|--------------|
| North     | Open Space-Recreation (OSR) | Open Space-Recreation (OSR)    | Park         |
| South     | General Commercial (CG)     | Planned Unit Development (PUD) | Bank         |
| East      | General Commercial (CG)     | General Commercial (CG)        | Retail       |
| West      | Open Space-Recreation (OSR) | Open Space-Recreation (OSR)    | Park         |



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

## **Policy 1.1.4.13 Future Land Use Element**

| <u>Future Land Use Classification</u> | <u>Compatible Zoning District</u>                                                                                    |
|---------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| General Commercial (CG)               | CN (Neighborhood Commercial), CG (General Commercial), P (Professional), GU (General Use), & LMD (Limited Mixed Use) |



# Planning & Zoning Staff Recommendation

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

