



Cottin, Gregory and Patricia
Rezoning

Project No. P24-053

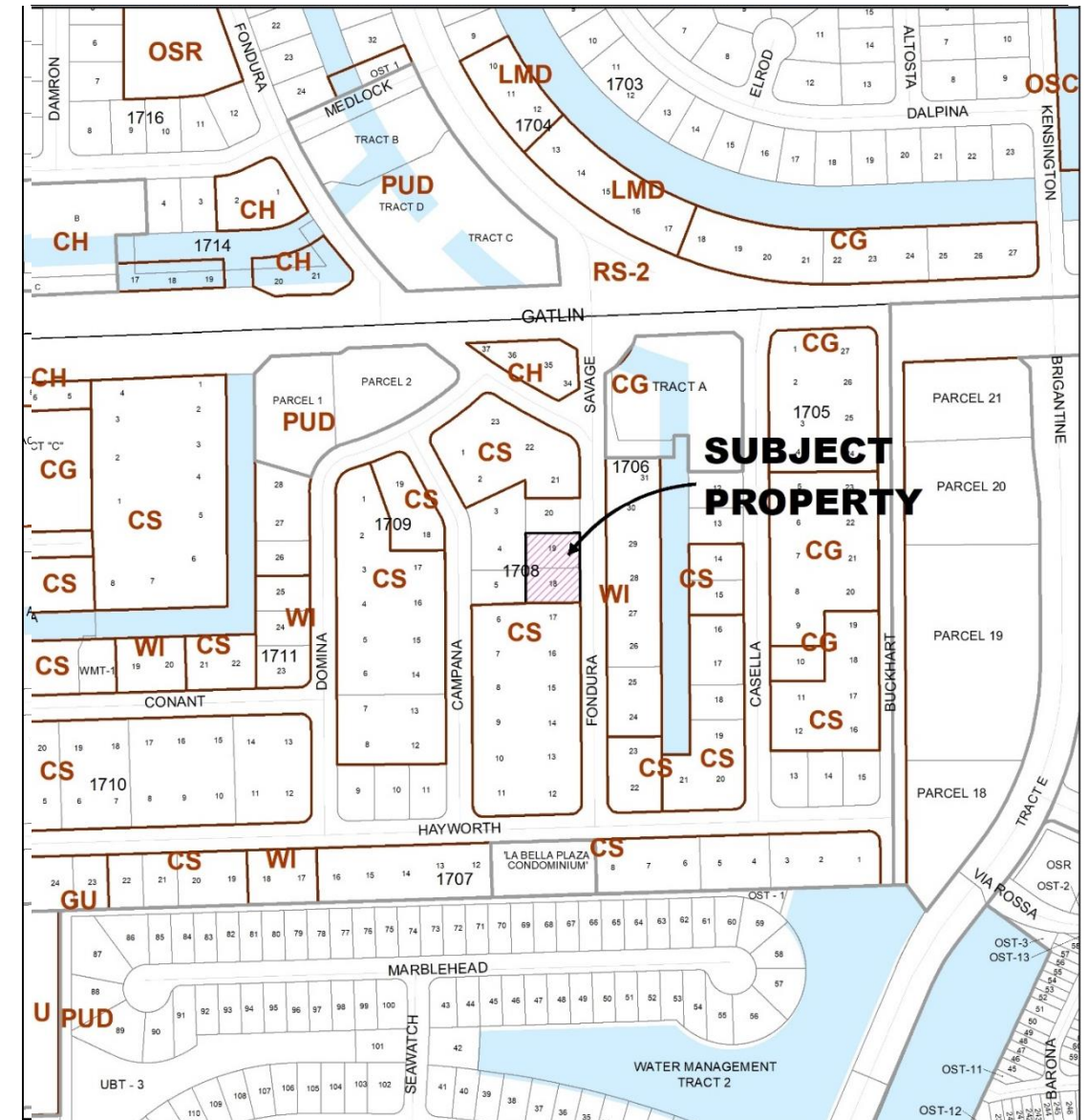
City Council Meeting
Cody Sisk, Planner II
June 24, 2024

Request Summary

Applicant's Request:	The applicant requests to rezone 0.46 acres from Single Family Residential (RS-2) to Service Commercial (CS) to be consistent with the City's Comprehensive Plan and current Future Land Use. The proposed use is a facility for the repair and maintenance of vehicles.
Agent:	EDC, Inc.
Applicant/Property Owner:	Gregory & Patricia Cottin
Location:	The parcels are located at 2722 and 2732 SW Fondura Road between SW Gatlin Boulevard and SW Hayworth Avenue.

Surrounding Areas

Direction	Existing Use	Future Land Use	Zoning
North	Vacant	CS	RS-2
South	Self-Storage	CS	CS
East	Self-Storage	CS	WI
West	Vacant	CS	RS-2



Land Use Conversion Manual

FACTOR	ISSUE	
Planning Area Location	Conversion Area #24	
Is all property within planning area?	Yes	
Type of Conversion Area	CS	
Proposed rezoning	Service Commercial Zoning District	
Will rezoning result in isolation of lots?	Yes, a variance for lots 18 and 19 was approved, P23-239, to allow the isolation of lot 20.	
Has Unity of Title been submitted?	Yes	
	Required	Proposed
Minimum Frontage	160'	160'
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 or canal or non-residential use) single lot depth.
Landscape Buffer Wall	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)

Recommendation

The Planning & Zoning Board recommended approval of the rezoning on June 4, 2024.