



**PLANNING AND ZONING COMMISSION**  
**May 9, 2024**  
**STAFF REPORT**

**CASE NUMBER**

RZ-2024-0043

**PROJECT NAME**

Project 105 & 106 Dale Dr

**SITE DATA**

- 2.28, 2.28 acres

**REQUEST**

Rezoning

**ZONING/DISTRICT**

B-2 State Route 119

**COMP PLAN FLUM**

**Parcel ID**

23 6 23 2 001 018.000 & 23 6 23 2 001 037.000

**LOCATION**

Corner of Dale Drive and State Route 119

**ENGINEER**

**OWNER/DEVELOPER**

Stoney Ridge Development Corp

**DESCRIPTION OF USE**

I am asking to rezone this parcel from B2 to B3 as the surrounding properties are zoned. This property is at the conner of Highway 119 and Dale Drive.

**ZONING/REGULATIONS ANALYSIS**

I had a hard time reviewing this request. The property is adjacent to residential which make me think B-2 but then I looked at all the other properties within the State Route 119 and they are all zoned B-3 and there are a lot that adjacent to residential. I do not think that B-3 will be detrimental since the State Route 119 uses would supersede.

<i>DIRECTION</i>	<i>ADJACENT LAND USE</i>	<i>ZONING</i>
<i>N</i>		<i>B-2</i>
<i>E</i>		<i>R-3</i>
<i>S</i>		<i>B-3</i>
<i>W</i>		<i>B-3</i>

**NEXT STEPS IF RECOMMENDED**

City Council work session June 6<sup>th</sup>  
City Council set Public Hearing on June 10<sup>th</sup>  
City Council Public Hearing July 8<sup>th</sup>