



City Commission Agenda Item

Meeting Date: October 3, 2023
From: Josh White, Principal Planner
Item: 425 W. Quincy Ave. Rezone

Purpose: An Ordinance authorizing the rezoning of 425 W. Quincy Avenue, from R-2 (Medium Density Residential District to C-2 (Restricted Commercial District). **(Roll Call Vote)**

Background:

Glenna Baker & Verna Welch/Chris Befort have requested 425 W. Quincy Avenue be rezoned. The surrounding area is comprised of residential and institutional uses. Single Family Residential surrounds the site. Churches are located both northwest and southeast of the site. The property consists of approximately 11.22 acres. The project will be to develop a self storage facility. That use would also require a conditional use permit. The applicants are requesting a rezone from R-2, Medium Density Residential District to a C-2, Restricted Commercial District. The sale of the property to Chris Befort is contingent upon approval of this request. Staff recommends tentatively approval of the rezone request as a portion of the property was zoned commercial as recently as 2014 but also have some concerns that the proposed use does not match the Future Land Use map. Having a Conditional Use Permit as a requirement for the proposed use alleviates some of the concerns of staff but not all. The Planning Commission held a public hearing on Tuesday, September 12, 2023 and voted unanimously to recommend that the City Commission approve the request.

Commission Options:

1. Approve ordinance on first reading
2. Table and approve on second reading
3. Disapprove ordinance with 2/3 majority
4. Table and send back to Planning Commission for further consideration

Fiscal Impact:

Amount: Cost of publication

Fund:

Department:

Expense Code:

Included in budget

Grant

Bonds

Other Not Budgeted

Attachments: Staff report, ordinance

Approved for Agenda by:

Randy Frazer, City Manager