



Planning Commission Agenda Item

Meeting Date: 9/12/23
From: Josh White, Principal Planner
Item: 425 W Quincy Ave Rezone

Purpose: Hold a public hearing to consider the advisability of rezoning 425 W Quincy Avenue from an R-2 (Medium Density Residential District) to a C-2 (Restricted Commercial District).

Background:

The subject property is located at 425 W Quincy Avenue. 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 tentatively recommend 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. Assuming the issues can be mitigated and the fact that a conditional use permit would have to be issued, it is the recommendation of staff that the requested rezoning R-2 to C-2 be approved based on the following conclusions:

- The property has remained underutilized for the past year or more.
- A portion of the area has been a commercial use in the recent past.
- The project should not adversely affect the neighboring properties with conditions imposed on it by the Conditional Use Permit.
- The public health, safety and general welfare should not be negatively impacted by this rezoning.

Action:

Hold a public hearing. After the public hearing is closed, make a motion to recommend the City Commission approve/disapprove the request to 425 West Quincy Ave from a R-2 Medium Density Residential District to a C-2 Restricted Commercial District.

Attachments:

Staff report

Presentation Link: <https://arcg.is/11u9Wr>