



Planning Commission Agenda Item

Meeting Date: 12/13/22
From: Josh White, Principal Planner
Item: Creekstone Daycare Rezone

Purpose: Hold a public hearing to consider the advisability of rezoning 300 Goff Industrial Park Road from an R-1 (Low Density Residential District) to a C-3 (General Commercial District).

Background:

The subject property is located at 300 Goff Industrial Park Rd. The surrounding area is comprised of agricultural, industrial and residential uses. An industrial site is to the north. A warehouse facility is to the east. Creekstone Farms main plant is the west. A warehouse and agricultural land is to the south. The property consists of approximately 3.51 acres. The site already has a warehouse building that is a proposed child daycare center. Due to the recent annexation of this property, the property is currently zoned R-1, Low Density Residential District. This zoning district is inappropriate based on the existing and continuing use. The applicants are requesting a rezone from R-1, Low Density Residential District to a C-3, General Commercial District. It is the recommendation of staff that the requested rezoning R-1 to C-3 be approved based on the following conclusions:

- The development appears compatible with the area.
- The property was developed prior to annexation.
- The use is compatible with uses in the area.
- The project should not adversely affect the neighboring properties.
- The project brings childcare services which are in great demand in the city.
- 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 rezone 300 Goff Industrial Park Road from an R-1 Low Density Residential District to a C-3 General Commercial District.

Attachments:

Staff report, Area maps

Presentation Link: <https://arcg.is/1umzGL>