



CITY OF
FORESTPARK

City Council Agenda Item

Subject: Council Discussion to approve Case # RZ-2025-02 Rezoning Request for 486 Main Street (Zoned RM – Multiple Family Residential) and 0 Burks Rd (Zoned RT – Two Family Residential) from RM and RT to GC (General Commercial District) to allow the development of a unified parking area supporting future business operations.

Submitted By: SaVaughn Irons-Kumassah, Principal Planner, Planning & Community Development Department

Date Submitted: August 25, 2025

Work Session Date: September 02, 2025

Council Meeting Date: September 02, 2025

Background/History:

The subject property consists of three vacant parcels totaling approximately 1.23+/- acres in Ward 2. The primary parcel is located at 486 Main Street, occupying the southwest corner of Main Street and Burks Road. The two additional vacant parcels are situated immediately behind the proposed parcel to the west of the existing commercial structure, occupying the northwest portion of the block formed by Burks Road and North Avenue. The applicant is requesting a rezoning of all three parcels from residential to commercial to support the development of a unified off-street parking area in preparation for relocating future commercial operations to the site. Currently, the corner parcel fronting Main Street is zoned Multiple-Family Residential District (RM) and is adjacent to existing multifamily residential development to the west. The two interior parcels along Burks Road are zoned Two-Family Residential District (RT) and are surrounded by a mix of townhomes and single-family residences.

On Thursday August 21, 2025, the planning commission voted to approve this rezoning request with conditions. The following **conditions** shall apply:

1. **Limit of Rezoning:** Only the parcel at 486 Main Street (Parcel #13080A E005) shall be rezoned. The two rear parcels (Parcel #13051A A004 and #13051A A006) shall remain zoned RT.
2. **Site Plan Review:** Prior to any construction or use of the site for commercial purposes, the applicant shall submit a full site plan for review and approval by the Planning Department and applicable City departments. The site plan must address:
 - Parking layout and access points.
 - Landscaping and buffer requirements.
 - Stormwater management.
 - Compliance with all applicable zoning and development standards.

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3. **Buffering:** A landscape buffer, as required by the City's zoning ordinance, shall be provided along the western and northern edges of the commercial parcel to mitigate visual and noise impacts on adjacent residential properties.
 4. **Use Restrictions:** The commercial zoning shall be limited to uses that are compatible with neighborhood-scale development, as determined by the final zoning designation and subject to Planning Commission review and Final approval by Mayor & Council, if applicable.
 5. **Truck Parking Restriction:** To preserve the residential character of the rear parcels, truck parking shall be prohibited on all portions of the property, including the rear parcels zoned RT. Trucks may access the site for loading and unloading purposes only but shall not remain parked on the premises at any time.
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Cost: N/A

Budgeted for: _____ **Yes** _____ **No**

Financial Impact:

Action Requested from Council: Deliberate and decide on Case #RZ-2025-02 — a request to rezone the property at 486 Main Street (Zoned RM – Multiple Family Residential) and 0 Burks Rd (Zoned RT – Two Family Residential) from RM and RT to GC (General Commercial District) to allow the development of a unified parking area supporting future business operations.