



Board:
Agenda
Date:
Presenter:

Planning Commission
August 11, 2026
Patricia West

Staff Report

Agenda Item Title:

Rezoning Request | 915 Blackwell Ave

Request:

The applicant requests that Parcel 052-515-001-00 be rezoned from a combination of B-2 General Business and I-1 Light Industrial to I-1 Light Industrial across the entire parcel. The property is currently utilized by a self-storage facility and a lawn and landscaping business. This request is intended to eliminate the existing split-zoning condition while maintaining the property's existing business operations.

Existing Conditions

The parcel is currently divided between two zoning districts despite functioning as a single commercial property. Existing uses include a self-storage facility and a lawn and landscaping business.

Staff has determined that the lawn and landscaping business has not received zoning approval under the current ordinance and has never submitted a zoning land use application. This issue predates the current owner's acquisition of the property. The current owner purchased the property within the past year and is working with the City to address longstanding zoning and property maintenance issues associated with the site.

Surrounding Zoning

052-628-002-01 I-1
052-516-001-00 R-1
052-514-004-00 R-1
052-514-001-00 R-1

Master Plan Consistency

The City's Future Land Use Map identifies this area as Commercial. The applicant acknowledges the request is not consistent with the Future Land Use Map but notes the surrounding development pattern is mixed in nature and influenced by the adjacent rail corridor.

While the request is inconsistent with the Future Land Use designation, the Master Plan is intended to serve as a policy guide rather than a regulatory document. Staff believe the existing development pattern and long-standing industrial activity in this area provide sufficient justification to consider the requested zoning classification.

Analysis for Review

Existing Split Zoning

The parcel has long existed with two zoning districts applied to a single property. This creates administrative challenges when evaluating improvements, determining permitted uses, and enforcing zoning standards.

Rezoning the entire parcel to I-1 would eliminate this split-zoning condition and establish a single zoning classification for the property.

Existing Uses

The primary use of the property is self-storage. In addition, a lawn and landscaping business operates from the site.

The applicant has indicated no expansion or change of use is proposed. Rather, the rezoning is intended to bring the zoning classification into alignment with the property's existing operations.

Compatibility

Although residentially zoned properties exist to the east and south, the property has historically operated as a commercial/industrial site. The parcel is adjacent to an active railroad corridor, and industrial zoning already exists immediately north of the property.

Staff believes the requested rezoning more accurately reflects the property's existing character than the current split zoning.

Public Benefit

Approval of the rezoning would:

- Eliminate an unusual split-zoning condition.
- Provide a single zoning classification for future site improvements.
- Better align the zoning district with existing business operations.
- Improve consistency in zoning administration and enforcement.

The applicant further indicates that approval will facilitate future site improvements and improve organization of the property while reducing conditions contributing to blight.

Standards for Consideration

When evaluating a rezoning request, the Planning Commission should consider:

- Consistency with the City's Master Plan.
- Existing zoning and surrounding land use patterns.
- Compatibility with surrounding properties, including the relationship of the proposed zoning district to adjacent residentially zoned land and compliance with applicable development standards, including Section 30-553(g) of the Zoning Ordinance.
- Whether conditions in the area have changed since the current zoning classification was established.
- Whether the proposed district better reflects the current and anticipated character of the property and surrounding area.
- Whether the request promotes the public health, safety, and welfare.

Staff Findings

Staff finds:

- The property currently functions as a single site despite being divided between two zoning districts.
- The requested zoning better reflects the property's existing use and operational character.

- The adjacent railroad corridor and nearby industrial zoning support the requested classification.
- The request will eliminate an unusual split-zoning condition and improve long-term administration of the property.
- The requested rezoning will not create any new nonconforming structures or site conditions and meets the requirements of Section 30-553(g).
- Although the request is inconsistent with the Future Land Use Map designation of Commercial, staff believe the existing land use and elimination of split zoning provide sufficient justification for approval.

Recommended Motion

Motion to recommend approval of the rezoning request for Parcel 052-515-001-00, located at 915 Blackwell Avenue, from B-2 General Business and I-1 Light Industrial to I-1 Light Industrial, based on the findings contained within the staff report and subject to final approval by the Gladstone City Commission.