

Staff Report

ACTION ITEM: Request for rezoning of a piece of parcel (15-501-00-03-025.04-0000324) on South Old Orchard Rd from I-1 Light Industrial District to R-4 General Residential District submitted by the Villas of West Park LLC.

APPLICANT: Villas of West Park LLC (Brandon Williams)

APPLICANT STATUS: Owner

PURPOSE: Rezoning from an I-1 Light Industrial District to an R-4 General Residential District

SIZE: Approximately 10 Acres.

PRESENT USES: Vacant

PROPOSED USE: Multi-Family (Apartment Complex)

PROPERTY ZONING: I-1 Light Industrial District

SURROUNDING LAND USE: North, South – I-1 Light Industrial District, East – C-2 General Commercial District, and Outside the city limits, and West – Outside the city limits

HISTORY: N/A

TRANSPORTATION AND PARKING: All required parking will be provided as part of the development.

APPLICABLE REGULATIONS: Zoning Code (Chapter 65) and Subdivisions (Chapter 57)

2024 COMPREHENSIVE PLAN: The comprehensive plan designates this tract as General Commercial.

The general commercial designation includes a blend of retail, offices, and service uses along the city's corridors. General commercial areas should be of a scale and intensity compatible with adjacent and nearby residential uses and can be arranged in nodes or along corridors such as Main Street, Jackson Boulevard, and U.S. Highway 61. Depending on the type of commercial development, General commercial can provide for the daily needs of residents and also attract customers from surrounding communities.

MAJOR STREET PLAN: The major street plan won't be affected.

FLOODPLAIN INFORMATION: This property is not in the floodplain per FEMA panel 29031C0251E dated 9/29/2011.

PHYSICAL CHARACTERISTICS: Undeveloped land

COMMENTS: The rezoning would place this tract in the R-4 General Residential District, which would allow the developer to construct an apartment complex. The applicant is requesting the rezoning now so they can determine whether the City is likely to approve it before the potential buyers, Forefront Enterprises, LLC, proceed with the purchase.

ACTION REQUIRED: The Commission shall vote to recommend approval or denial of this request and to either set a public hearing or waive it at the Planning & Zoning level. The Commission's action serves as a recommendation to the Board of Aldermen. A public hearing at the P&Z level is optional; however, one is required at the Board of Aldermen level. A negative recommendation requires approval by a super-majority of the Board of Aldermen (six affirmative votes).