

AKE CITY GROWTH MANAGEMENT

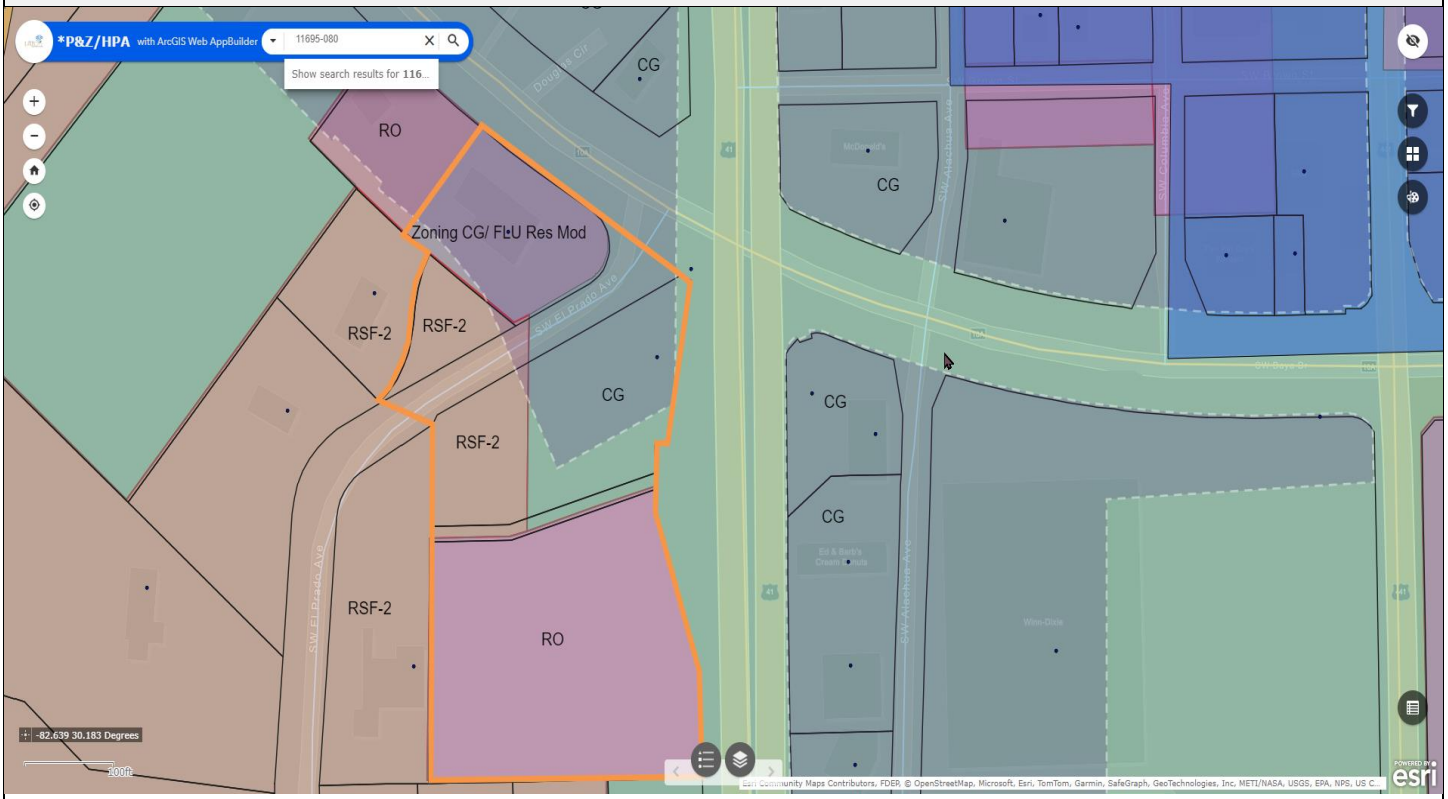
STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Commons at Baker Heights Comp Plan Amendment CPA 24-03 and Rezoning Z 24-04
Applicant	Lance Jones as agent
Owner	The Law Offices of Travis Koon, PLLC
Requested Action	Comp Plan Amendment and Rezoning petition for parcels 13898-000, 13905-000, 13906-000, and 14072-001. Proposed FLU change from Residential Medium and Residential Moderate to Commercial. Proposed zoning change from Residential Single-Family 2 and Residential Office to Commercial General.
Hearing Date	10-08-2024
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 3.059 Acres
Location	SW corner of Baya Ave and Hwy 441
Parcel Number	13898-000, 13905-000, 13906-000, and 14072-001
Future Land Use	Residential Medium, Residential Moderate, and Commercial
Proposed Future Land Use	Commercial
Current Zoning District	Residential Single-Family 2 and Residential Office
Proposed Zoning	Commercial
Flood Zone-BFE	Flood Zone X Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Commercial	CG	Retail	
E	Commercial	CG	Retail	
S	Commercial	CG	Office	
W	Residential Moderate	RSF-2	Residential	

Map of Location



Picture of Location



Summary of Request

Applicant has petitioned for a comp plan amendment and rezoning for the above parcels. The property currently is within the Residential Single-Family 2, Residential Office, and Commercial General zoning districts and is contiguous to a Commercial zoning district.