

# AKE CITY GROWTH MANAGEMENT

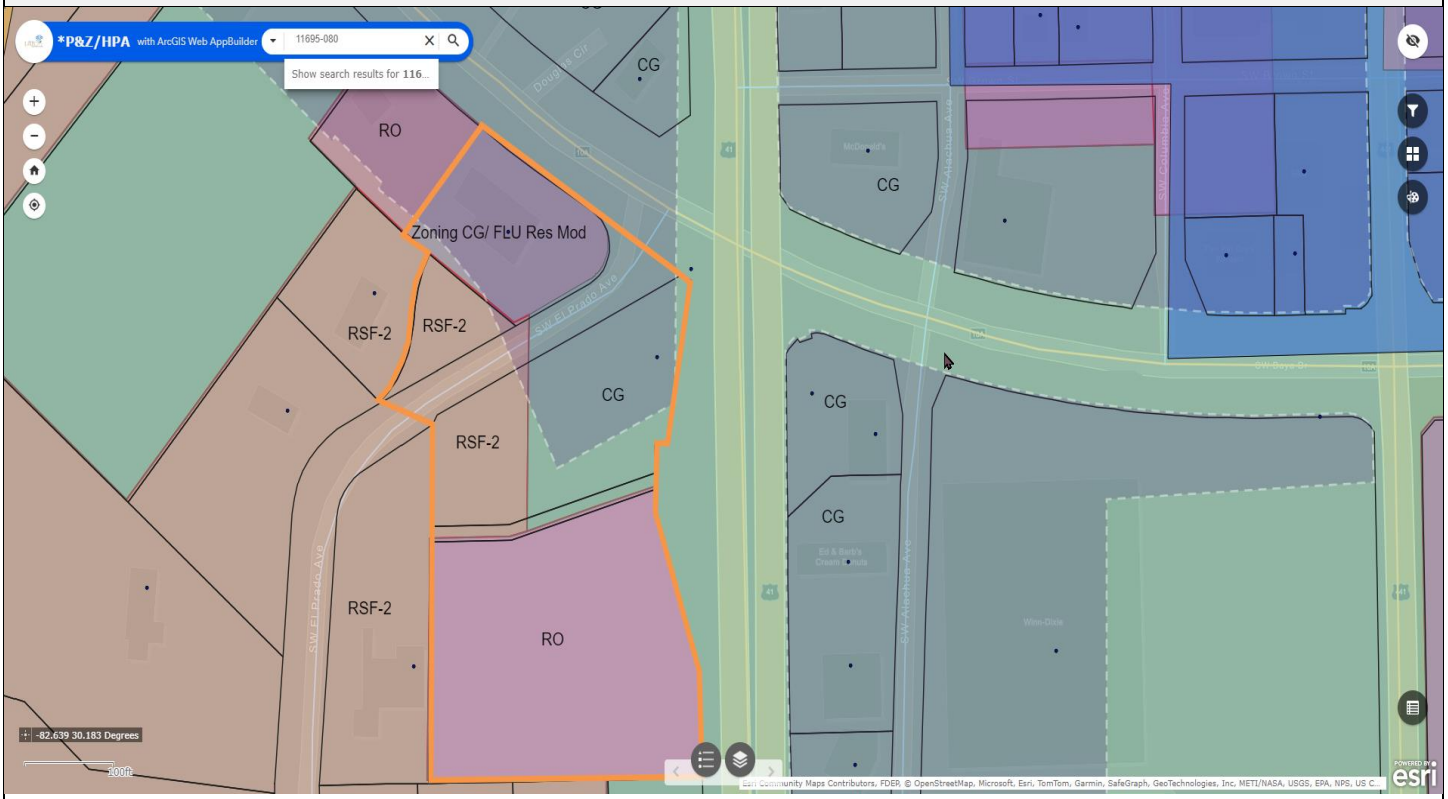
## STAFF ANALYSIS REPORT

| 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.