



PLANNING

To: Planning & Zoning Commission **Item No. 5**

From: Dakari Hill, Senior Planner

Through: David Hoover, Director of Development Services

Re: Planning & Zoning Commission Meeting – September 5, 2023

Agenda Item:

Conduct a Public Hearing and consider and act upon a request to rezone 0.2± acres from Single Family-15 (SF-15) to Downtown Retail (DTR), for Mitchell Addition, Block 3, Lot 3D, located on the southwest corner of West Seventh Street and North Coleman Road. (ZONE-23-0016)

Description of Agenda Item:

The zoning and land use of the surrounding properties are as follows:

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Single Family-15	Residential	Downtown Office
North	Single Family-15	Residential	Downtown Office
East	Planned Development-112 (PD-112)	Office/Service	Downtown Office
South	Single Family-15	Residential	Downtown Office
West	Single Family-15	Residential	Downtown Office

Requested Zoning – The purpose of this request is to rezone the property from Single Family-15 (SF-15) to Downtown Retail (DTR). The existing home will be demolished and replaced with a commercial building with office and retail uses. The Downtown Retail District allows for both office and retail uses while the Downtown Office District only allows for office uses. Prior to development, the developer will be required to submit a Site Plan for review and approval by the Planning & Zoning Commission.

Future Land Use Plan:

The Future Land Use Plan recommends Downtown Office. The proposed zoning request does not conform to the Future Land Use Plan.

Thoroughfare Plan:

This property has direct access to North Coleman Street.

Parks Master Plan:

The Parks Master Plan does not indicate a park is needed on the subject property.

Legal Obligations and Review:

Notification was provided as required by the Zoning Ordinance and state law. Staff has not received any response to the proposed zoning request to date.

Attached Documents:

1. Aerial and Zoning Maps
2. Zoning Exhibit
3. Letter of Intent

Staff Recommendation:

Town Staff recommends approval of the request to rezone 0.2± acres from Single Family-15 (SF-15) to Downtown Retail (DTR), for Mitchell Addition, Block 3, Lot 3D, located on the southwest corner of West Seventh Street and North Coleman Road. This zoning change would not be seen as out of character with the neighborhood due to properties further south on Coleman Road being zoned Downtown Retail. Additionally, the Downtown Master Plan that was approved in 2022 states “niche retail is recommended along Preston Road and at the northern end of Coleman”. Further, the Town’s Zoning Ordinance allows for a fifty percent reduction in required parking for the Downtown Retail district. The zoning change will be compatible with existing uses on Coleman, compatible with the Downtown Master Plan, and mitigates the parking impact more than a rezoning to Downtown Office.

Town Council Public Hearing:

Upon a recommendation by the Planning & Zoning Commission, a Public Hearing for this item will be scheduled for the Town Council at their Regular meeting on September 26, 2023.