



PLANNING

To: Planning & Zoning Commission

Item No. 6

From: Doug Braches, Planner

Through: David Soto, Planning Manager

Re: Planning & Zoning Commission Meeting – June 06, 2023

Agenda Item:

Conduct a Public Hearing and consider and act upon a request to rezone 0.3± acres from Single Family-15 (SF-15) to Downtown Retail (DTR), on Lots 3-5. (ZONE-23-0001)

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 Retail |
| North | Single Family-15 | Residential | Downtown Retail |
| East | Downtown Retail | Office/Service | Downtown Retail |
| South | Downtown Retail | Retail | Downtown Retail |
| West | Single Family-15 | Residential | Downtown Retail |

Requested Zoning – The purpose of this request is to rezone the property to the Downtown Retail District to allow for development of a commercial retail building in the future. The existing house is planned to be removed to allow construction of a new building. At the time of an application for “straight” zoning, the applicant is not required to submit an exhibit depicting how the property will be specifically developed or elevations of the proposed building. Prior to development, the developer will be required to submit a Site Plan for review and approval by the Planning & Zoning Commission. The applicant has been advised of the standards necessary for development.

Future Land Use Plan – The Future Land Use Plan recommends Downtown Retail. The proposed zoning request conforms to the Future Land Use Plan.

Thoroughfare Plan – This property currently has direct access to Main 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. To date, staff has received one reply form.

Attached Documents:

1. Aerial and Zoning Maps
2. Exhibit A
3. Reply Form

Town Staff Recommendation:

Town Staff has observed the site and its surrounding environment. Currently, there are non-residential uses to the east along Coleman Street and to the south along Main Street. Staff understands that there are numerous non-residential uses within the surrounding area. Furthermore, it is recommended, per the Comprehensive Plan, for Downtown Retail uses. The zoning request would be consistent with the uses in the surrounding area. As a result, staff recommends approval of this zoning request.

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 June 27, 2023.