



AGENDA ITEM ANALYSIS

Project/Issue Name: 23-58 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately 0.81 Acres of Real Property Located at 445 US Highway 60 East, from Local Commercial (C-1) to General Commercial (C-2).

Submitted By: Patrick Ruiz, Associate Planner

Date: November 14, 2023

Issue Statement

Timothy Guillot has applied on behalf of the property owner, Clayron LP, to change the Zoning Classification of approximately 0.81 acres of property located at 445 US Hwy 60 E from Local Commercial (C-1) to General Commercial (C-2).

Discussion and/or Analysis

The property subject to this Rezoning Application consists of approximately 0.81 acres of land located at 445 US HWY 60 E; the property is currently the site of a vacant commercial building. The subject Rezone application is moving concurrently with additional elements of a project that consists of an Administrative Minor Subdivision combining two lots and a New Commercial Building Permit.

The Minor Subdivision would include the combination of two lots which comprises the subject property, 445 US Hwy 60 E, and the lot to the southwest, 411 US Hwy 60 E. As currently zoned the lot combination would create a split zoned lot of C-2 General Commercial and C-1 Local Commercial.

The New Commercial Building Permit consists of the demolition of two existing buildings on 411/445 US Hwy 60 E and construction of a New Building with the anchor tenant space as a dental office. The commercial building will also have additional units for infill of retail and office space.

The following paragraphs contain brief analyses of present site conditions as well as the proposal's relationship to **adopted plans of the City**.

Consistency with the Comprehensive Plan

The City's Comprehensive Plan generally encourages the expansion of residential and commercial development through proactive Rezoning of land at appropriate locations. Appropriate locations are described generally throughout the Plan, with regard to the **relationship of land at particular locations to infrastructure capable of supporting various intensities and densities of uses**.

- **Goal:** Recognize potential infill sites as opportunities for development, while mitigating impacts to adjacent, established properties.



- **Objective:** Support the development of vacant parcels as opportunities for densification that is harmonious with surrounding development.
- **Goal:** Support redevelopment of areas along the US-60 corridor to accommodate commercial uses and improved functionality.
 - **Objective:** Encourage higher intensity of uses of large, underdeveloped parcels fronting onto or located near US Hwy 60.

The Rezoning of this parcel is consistent with the City's Adopted Plans.

Compatibility with Surrounding Land Uses

The subject property is adjacent to General Commercial (C-2) zoned parcels bordering the west and east property lines. To the north, across the Right-of-Way, are two parcels zoned Medium Density Single-Family Residential (R1-M).

The General Commercial (C-2) Zoning District is intended to allow less restrictive retail and service-related businesses. The subject property fronts US Hwy 60, which operates as a commercial corridor within the city. The general land uses of the area are commercial in nature and such rezone would be compatible and harmonious with adjacent properties.

Capacity to Serve Potential Development and Land Use

Municipal Water and Sewer Service:

The development of the property will utilize existing connecting lateral lines to municipal water and sewer mains located near the property.

The water system, named Lift Stations, and Wastewater Treatment Facility currently have capacity to serve the intended use.

Transportation:

The property will have access from the existing drive currently present on US Hwy 60. A Traffic Impact Study (TIS) was not required for the Rezoning Application, due to the fact that the size of the property is under the one (1) acre threshold of requiring such study. The waiving of the TIS is in line with City policy.

Floodplain: The subject parcel **does not** contain any areas of Special Flood Hazard Area (Floodplain).

Sinkholes: The subject property **does not** contain an identified sinkhole.

Recommended Action

Staff considers the **proposed Zoning Map Amendment (Rezoning)** to be generally consistent with the **goals and objectives of the Comprehensive Plan**, consistent with the **trend of development in the vicinity of the site, compatible with surrounding land uses**, and **able to be adequately served by municipal facilities**. Based upon this analysis (performed without the benefit of evidence and testimony of a public hearing), **Staff recommends the approval of this application.**