



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 17, 2016

Re: 1201 N College Avenue – Rezoning (Case #16-182)

## Executive Summary

Approval of this request would rezone 0.3 acre from R-3 (Medium Density Multiple-Family Residential District) to C-1 (Intermediate Business District).

## Discussion

The applicant proposes to rezone the subject site from R-3 to C-1 to bring the existing non-conforming commercial business use into compliance with the zoning regulations. The site has been occupied by a purpose-built commercial structure and occupied by a commercial business since the early 1960s. The owner was recently made aware of the zoning discrepancy and is seeking to correct it in order to facilitate a sale contract to a purchaser who would use the building for an electronic repair business (a permitted use in the C-1 district).

The proposed C-1 zoning designation is consistent with the buyer's intended use of the site and would provide a transition zone between the C-3 (General Business District) along the Business Loop 70 corridor to the north and a mixture of R-3 and O-1 zoning along both sides of College Avenue to the south. While the abutting property to the south is zoned R-3 and occupied by a residential structure, staff has observed a long-term trend of up-zoning in this area from predominantly R-3, established in 1935, to mostly O-1 along College Avenue between the subject site and Wilkes Boulevard. Rezoning requests to the west, east, and south of the site have included C-3, C-P, C-1 and O-1 to accommodate a wide range of uses including offices, commercial parking lots and community gardens.

On September 22, 2016, after little discussion, the Planning and Zoning Commission voted 9-0 to support the proposed rezoning. There was no public comment on this request.

A copy of the Planning Commission staff report, locator maps, and meeting excerpts are attached.



## Fiscal Impact

Short-Term Impact: No short-term costs are associated with approval of the request.

Long-Term Impact: No long-term costs are associated with approval of the request.

## Vision & Strategic Plan Impact

### Vision Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### Comprehensive Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

## Legislative History

| Date | Action |
|------|--------|
| N/A  | N/A    |

## Suggested Council Action

Approve the requested rezoning from R-3 to C-1, as recommended by the Planning and Zoning Commission.