



Legislation Text

File #: 2023-208, **Version:** 1

Consider public testimony regarding, and an ordinance approving an amendment to the Comprehensive Plan 2030 to modify the Future Land Use Map to allow mixed-use development on 0.91 acres located on the south side of Gattis School Road and east of Mays Street. (First Reading)*

Proposal: The applicant, Ravi Kafley, is requesting to amend the Future Land Use Map of the 2030 Comprehensive plan from residential to mixed-use to allow a mixed-use development.

Site: This property currently contains a single-family home and an associated accessory building.

Comprehensive Plan: The FLUM (Future Land Use Map) of the Comprehensive Plan 2030 designates the site as residential. This designation reflects the SF-2 (Single Family -Standard Lot) zoning of the site, which was designated in 1969. The site contains a single-family dwelling and associated accessory building.

Amendment Policies: According to the Comprehensive Plan 2030, amendments to the plan should consider several factors, including changing market conditions and surrounding land use. In this case, the subject tract contains a single-family dwelling that is in close proximity to a major commercial intersection (Mays St/Gattis School Rd). This proximity does not lend itself to continued single family use. Redevelopment to a mixed-use product meets current market conditions and our comprehensive plan strategy of *encouraging mixed-use development in locations that are compatible with the surrounding area*.

At its June 7, 2023 meeting, the Planning and Zoning Commission unanimously recommended approval of the amendment to the Future Land Use Map of the 2030 Comprehensive Plan. There were no public speakers.