



Legislation Text

File #: 2023-209, **Version:** 1

Consider public testimony regarding, and an ordinance rezoning 0.91 acres located on the south side of Gattis School Road and east of Mays Street from the SF-2 (Single-Family - Standard Lot) zoning district to MU-R (Mixed-Use Redevelopment and Small Lot). (First Reading)*

Proposal: The applicant, Ravi Kafley, is requesting to rezone 0.91 acres from SF-2 (Single-Family - Standard Lot) to MU-R (Mixed-Use Redevelopment and Small Lot) to allow a mixed-use development.

Comprehensive Plan and Zoning: The FLUM (Future Land Use Map) of the comprehensive plan designates this site as residential. A comprehensive plan amendment from residential to mixed-use is being considered as a separate agenda item. The property is currently zoned SF-2 (Single Family - Standard Lot).

Traffic, Access and Roads: The site has frontage on Gattis School Road. There is an existing driveway on Gattis School Road.

MU-R District: This district allows cosmetic services, offices, limited retail sales and services, and restaurants/bars. It was created to facilitate development on lots such as this that have frontage on a major roadway and where single-family residential is unlikely to occur. Development standards include:

- Maximum building height is 3-stories or 50 feet.
- A 10-foot building setback required when the site is adjacent to single family.
- A 6-foot-high masonry fence required when nonresidential uses are adjacent to single family.

At its June 7, 2023 meeting, the Planning and Zoning Commission unanimously recommended approval of the rezoning from SF-2 to MU-R. There were no public speakers.