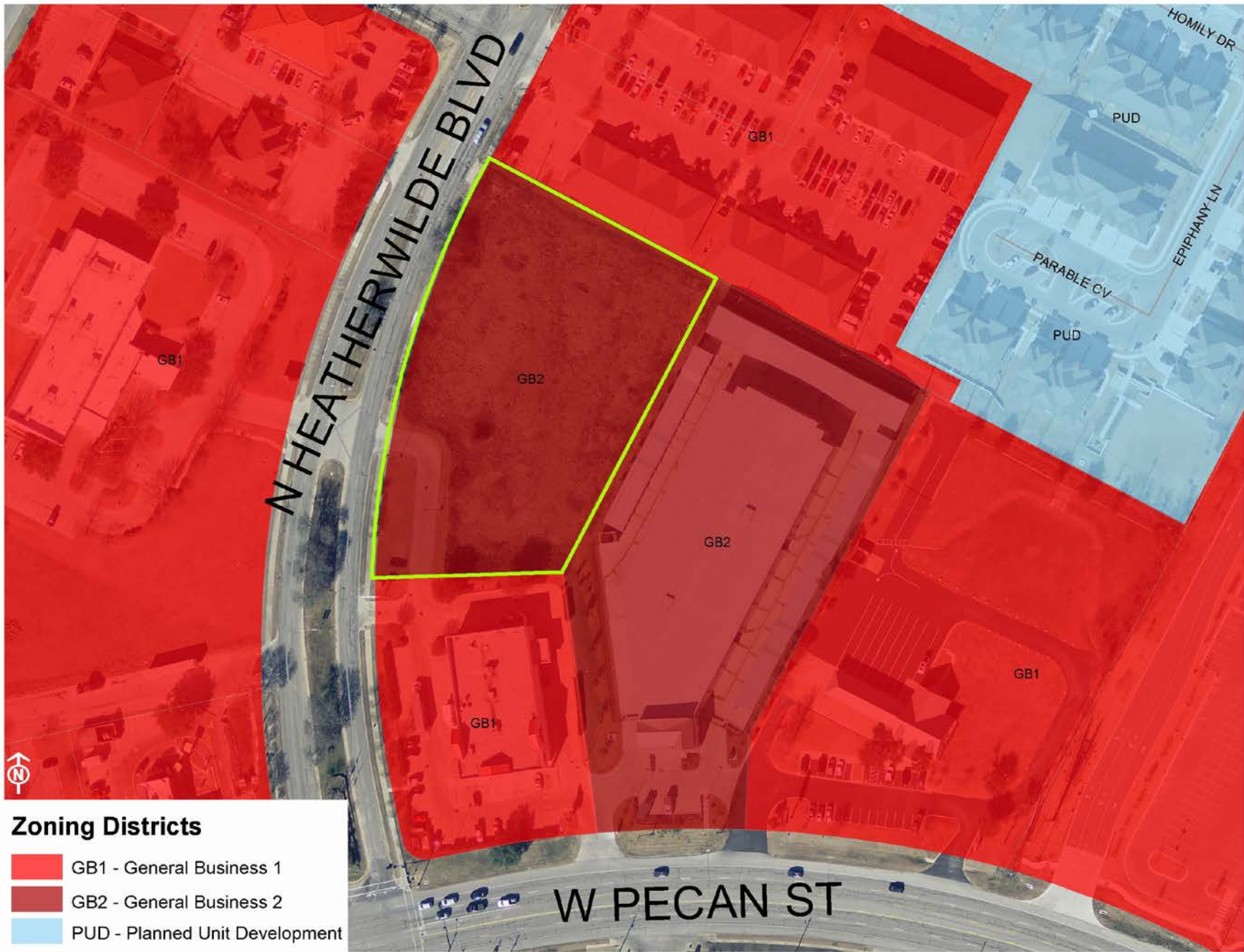




Request:

Rezone 2.2 acre lot from
General Business 2 to
General Business 1
(GB2) to (GB1)





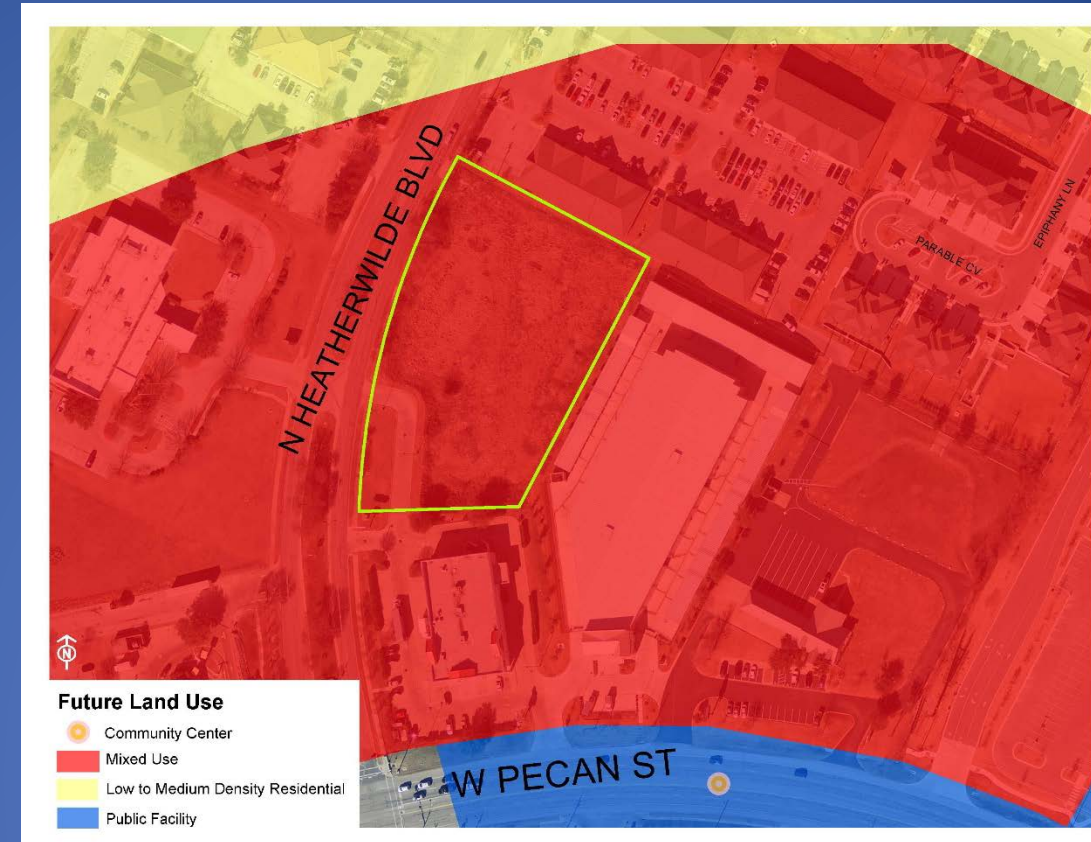
Comprehensive Plan

Mixed Use, Residential, and Community Center

Land Use and Development Character Goal 2:

Development focused around a hierarchy of centers to create sense of community, employment opportunities and shopping districts.

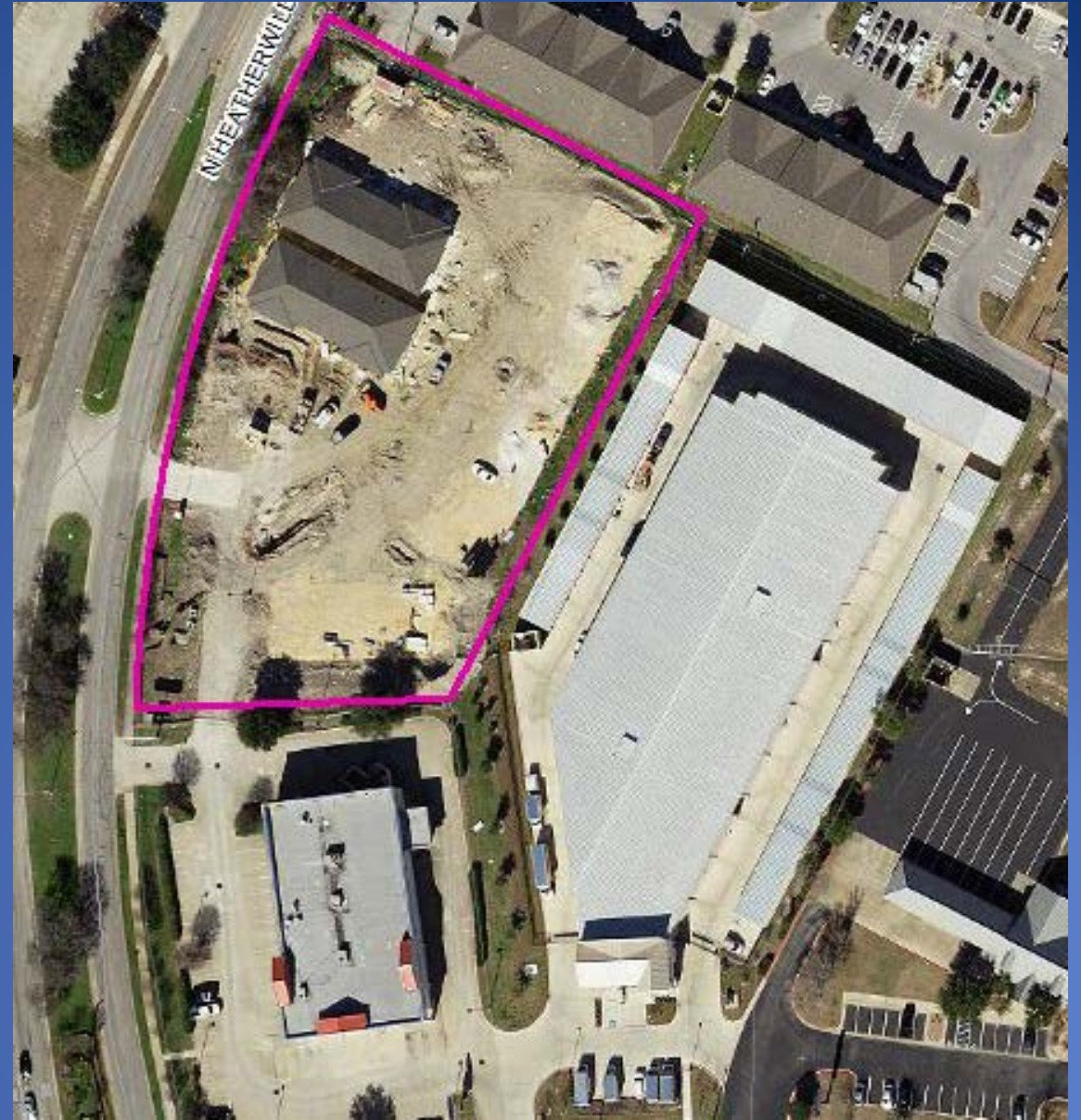
- **Policy 2.2:** Community centers as focal points providing services and facilities for multiple neighborhoods
- **Policy 2.3:** Regional centers that support the concentration and scale of commercial and employment uses as well as residential uses
 - **Action 2.3.1:** Allow for increased development in existing regional centers and permit new centers to accommodate development opportunities and diversify nonresidential uses.





Background

- 2008 Milestone Pecan Street Subdivision
- 2008 Zoned General Business 2 (GB2)
- 2017 Lot 1A of the Milestone Pecan Street Re-subdivision





Request: General Business 1 (GB1)

Intended to accommodate a full range of **retail and office uses** with a city-wide and even **regional trade area**. These types of commercial uses are conducted **wholly within an enclosed building**. The uses in this district have operating characteristics and traffic service requirements **compatible with typical office, retail, shopping, and high density residential environments**.



General Business 1 (GB1) Land Uses

The General Business 1 (GB1) District uses include, but are not limited to the following:

Permitted residential uses: Assisted Living, Live Work Unit, Nursing Home/Skilled Nursing

Permitted non-residential uses: Athletic Facilities, Automotive Sales and Repair, Civic Center, Day Care Facility, Dry Cleaning Minor, Event Center, Financial Institution, Government Facilities, Massage Therapy (Licensed), Mortuary/Funeral Home, Museum/Art Gallery, Office: Administrative (Medical or Professional), Park or Playground, Personal Services, Place of Worship, Reception Hall, Retail Sales and Services, School: Private or Parochial, Theatre.

Conditional uses: Condominium, Multi-family, Animal Establishments (Commercial) Restaurant, Car Wash, Commercial Recreation and Entertainment (Indoor), Drive-in/thru, Gas Station, Hotel, Mobile Food Park, Utilities.



Recommendation

- The property is located on a major thoroughfare
- The rezoning will allow the land use personal services on the site
- The proposal consistent with the Comprehensive Plan
- The proposed GB1 district is consistent with the adjacent and nearby zoning districts and land uses
- **Staff recommends approval**
- **Planning and Zoning Commission recommend approval (7-0)**

