



**BACKGROUND  
CONTINUED**

Mixed office and commercial uses (zoned POD, Planned Office Development, PD-C, Planned Development – Commercial, and PCD, Planned Commercial Development) are located to the west. Undeveloped property and mixed office and commercial uses, including a church, are located to the east on properties zoned PCD, C-2, Shopping Center District, O-1, Quiet Office District, O-3 and R-2, Single-Family District.

The City’s Future Land Use Plan designates this property as “O” (Office). The applicant has filed a land use plan amendment application to change the designation of this property to “C” (Commercial). The proposed land use plan amendment is a separate item on this agenda.

Staff is supportive of the requested C-3 rezoning. Staff views the request as reasonable. The property is located in an area of mixed commercial and office uses and zoning along Kanis Road. The property is located at a Minor Arterial/Collector Street intersection. Kanis Road is currently being constructed to a five (5)-lane roadway adjacent to this property. This will be a signalized intersection when the construction is complete. In addition, the southeast corner of this intersection is zoned commercial (PCD). Given this current situation, staff feels that C-3 zoning for this property is appropriate. Staff believes the rezoning of this property to C-3 will have no adverse impact on the adjacent properties or the general area.

The Planning Commission reviewed this issue at its August 1, 2019, meeting and there were no objectors present. All owners of property located within 200 feet of the site and the John Barrow Neighborhood Association were notified of the public hearing.