



## Planning and Development Services


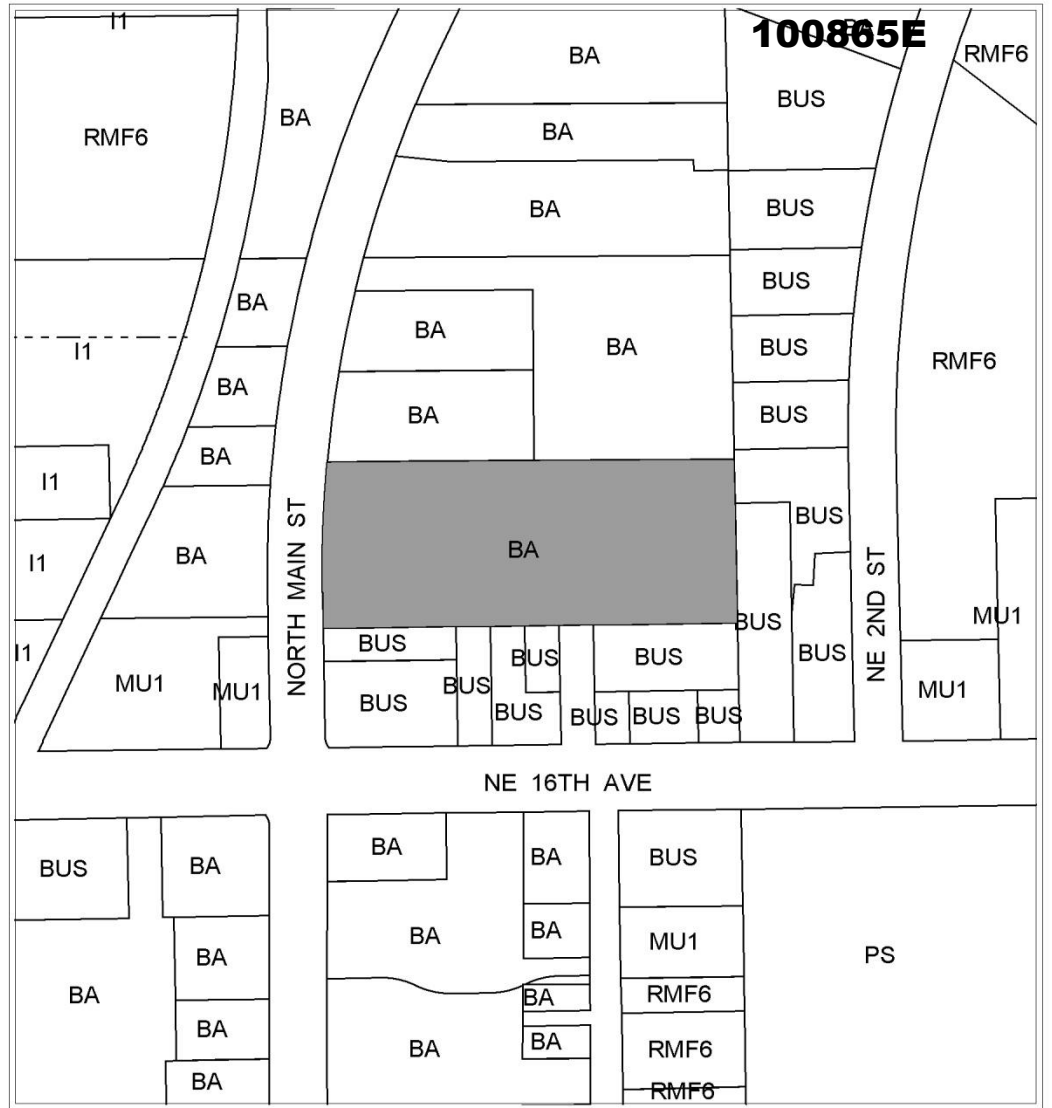
**Legistar Item No. 100865**  
**PB-11-27 ZON**  
**Jason Simmons**  
**June 2, 2011**

# Zoning District Categories


- RSF1 Single-Family Residential (3.5 du/acre)
- RSF2 Single-Family Residential (4.6 du/acre)
- RSF3 Single-Family Residential (5.8 du/acre)
- RSF4 Single-Family Residential (8 du/acre)
- RSFR Singel-Family Rural Residential (1.0 du/acre)
- RMF5 Residential Low Density (12 du/acre)
- RC Residential Conservation (12 du/acre)
- MH Mobile Home Residential (12 du/acre)
- RMF6 Multiple-Family Medium Density Residential (8-15 du/acre)
- RMF7 Multiple-Family Medium Density Residential (8-21 du/acre)
- RMF8 Multiple-Family Medium Density Residential (8-30 du/acre)
- RMU Residential Mixed Use (up to 75 du/acre)
- RH1 Residential High Density (8-43 du/acre)
- RH2 Residential High Density (8-100 du/acre)
- OR Office Residential (up to 20 du/acre)
- OF General Office
- PD Planned Development
- BUS General Business
- BA Automotive-Oriented Business
- BT Tourist-Oriented Business
- MU1 Mixed Use Low Intensity (8-30 du/acre)
- MU2 Mixed Use Medium Intensity (12-30 du/acre)
- UMU1 Urban Mixed Use District 1 (up to 75 du/acre)
- UMU2 Urban Mixed Use District 2 (up to 100 du/acre)
- CCD Central City District
- BI Business Industrial
- W Warehousing and Wholesaling
- I1 Limited Industrial
- I2 General Industrial
- AGR Agriculture
- CON Conservation
- MD Medical Services
- PS Public Services and Operations
- AF Airport Facility
- ED Educational Services
- CP Corporate Park

- Historic Preservation/Conservation District
- Special Area Plan
- - - - - Division line between two zoning districts
- ▬ City Limits

Area  
under petition  
consideration

## EXISTING ZONING


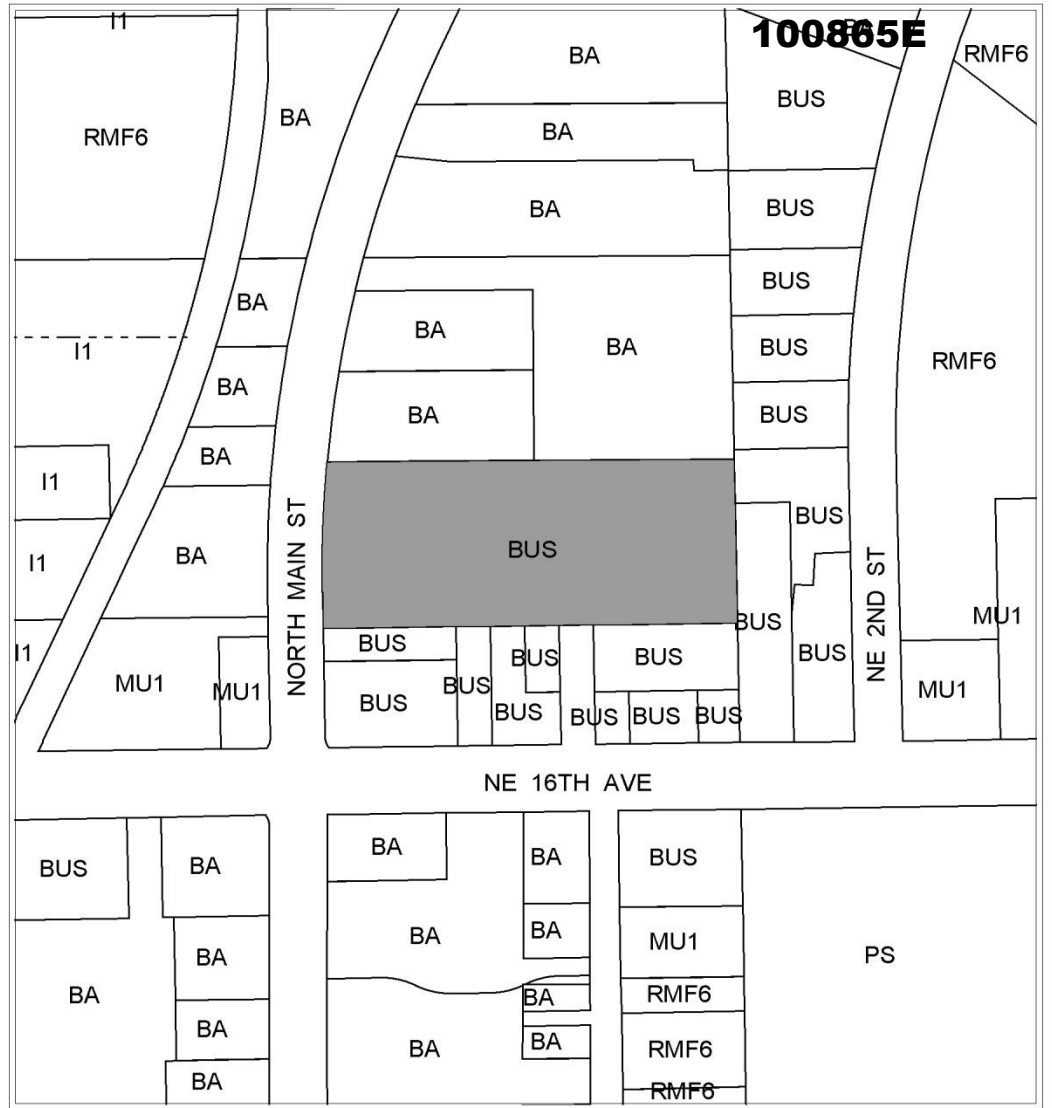
 No Scale	Name	Petition Request	Map(s)	Petition Number
		Causseaux, Hewett & Walpole, Inc agent for Wade J Melton	Rezone property from BA to BUS	3751

# Zoning District Categories


- RSF1 Single-Family Residential (3.5 du/acre)
- RSF2 Single-Family Residential (4.6 du/acre)
- RSF3 Single-Family Residential (5.8 du/acre)
- RSF4 Single-Family Residential (8 du/acre)
- RSFR Singel-Family Rural Residential (1.0 du/acre)
- RMF5 Residential Low Density (12 du/acre)
- RC Residential Conservation (12 du/acre)
- MH Mobile Home Residential (12 du/acre)
- RMF6 Multiple-Family Medium Density Residential (8-15 du/acre)
- RMF7 Multiple-Family Medium Density Residential (8-21 du/acre)
- RMF8 Multiple-Family Medium Density Residential (8-30 du/acre)
- RMU Residential Mixed Use (up to 75 du/acre)
- RH1 Residential High Density (8-43 du/acre)
- RH2 Residential High Density (8-100 du/acre)
- OR Office Residential (up to 20 du/acre)
- OF General Office
- PD Planned Development
- BUS General Business
- BA Automotive-Oriented Business
- BT Tourist-Oriented Business
- MU1 Mixed Use Low Intensity (8-30 du/acre)
- MU2 Mixed Use Medium Intensity (12-30 du/acre)
- UMU1 Urban Mixed Use District 1 (up to 75 du/acre)
- UMU2 Urban Mixed Use District 2 (up to 100 du/acre)
- CCD Central City District
- BI Business Industrial
- W Warehousing and Wholesaling
- I1 Limited Industrial
- I2 General Industrial
- AGR Agriculture
- CON Conservation
- MD Medical Services
- PS Public Services and Operations
- AF Airport Facility
- ED Educational Services
- CP Corporate Park

- Historic Preservation/Conservation District
- Special Area Plan
- - - - - Division line between two zoning districts
- ▬ City Limits

Area  
under petition  
consideration





## PROPOSED ZONING

 No Scale	Name	Petition Request	Map(s)	Petition Number
		Causseaux, Hewett & Walpole, Inc agent for Wade J Melton	Rezone property from BA to BUS	3751



**AERIAL PHOTOGRAPH**

	<b>Name</b>	<b>Petition Request</b>	<b>Map(s)</b>	<b>Petition Number</b>
 <p>No Scale</p>	<p>Causseaux, Hewett &amp; Walpole, Inc agent for Wade J Melton</p>	<p>Rezone property from BA to BUS</p>	<p>3751</p>	<p>PB-11-27 ZON</p>

100865E



100865E



- The proposed medical offices are not allowed uses in BA zoning district
- BUS zoning is consistent with and will implement the existing Commercial land use
- Adjacent properties are either BA or BUS, with Commercial land use
- Change will facilitate redevelopment of vacant dealership and promote urban infill

- Estimated trip generation for offices indicates fewer trips than auto dealerships generate
- Uses in BUS less intense than allowed uses in BA
- Proposal is consistent with recent trend of auto dealerships moving further north on Main Street
- Consistent with Comprehensive Plan



**STAFF  
RECOMMENDATION:  
  
APPROVAL**