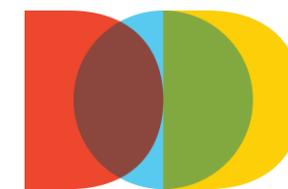


PB-17-07 ZON
Legistar No. 170829

City Commission: May 17, 2018
Prepared By: Dean Mimms, AICP



DEPT
OF
DOING

PB-17-107 ZON

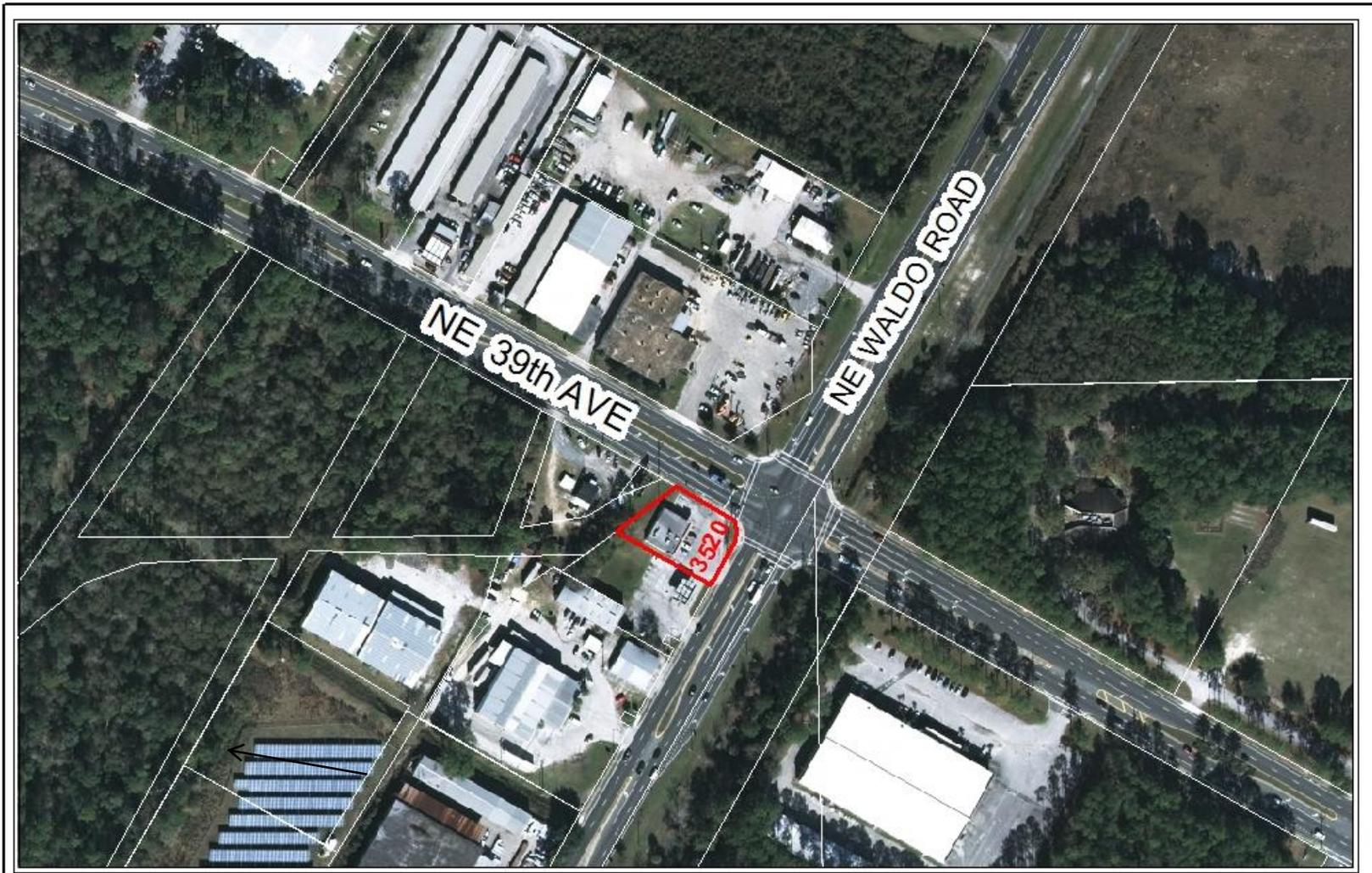
**Thomas A. Daniel, Agent for Julie Ann Miller,
Trustee**

0.38 acres, 3520 NE Waldo Road

**Rezone from BUS (General Business) to BI
(Business Industrial)**



Location

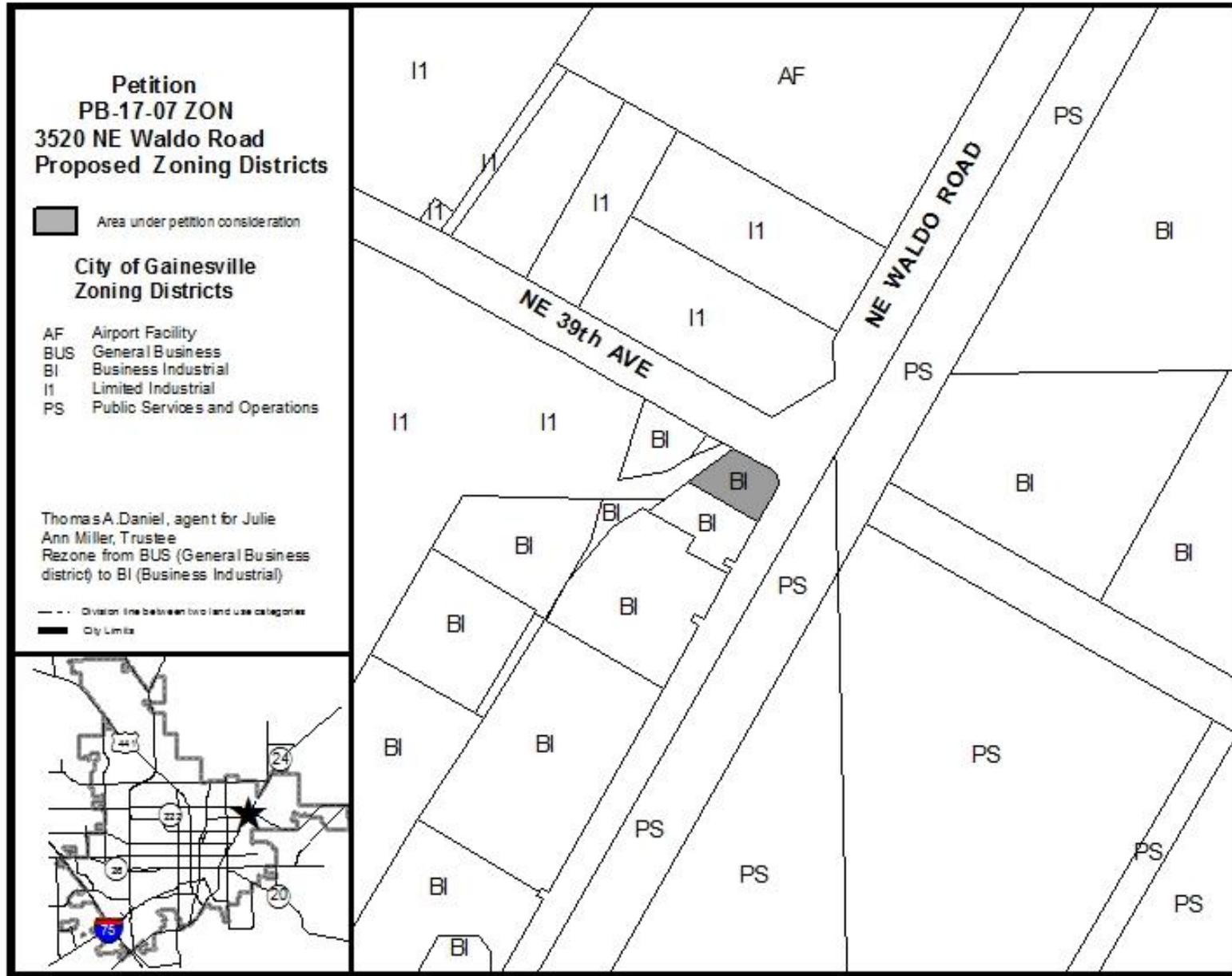


AERIAL PHOTOGRAPH



	Name	Petition Request	Petition Number
 No Scale	Thomas A. Daniel, agent for Julie Ann Miller, Trustee	Rezone from BUS (General Business) to BI (Business Industrial).	PB-17-07 ZON

Proposed BI Zoning



170829D

Subject Property



170829D

BI North of property, along NE 39th AVE



BI South of property, along Waldo RD



Review Criteria

- **Conformance with Comp. Plan**
- **Conformance with Land Development Code**
- **Changed Conditions**
- **Compatibility**
- **Impacts on Affordable Housing**
- **Impacts on Transportation System**
- **Environmental Impacts & Constraints**

Highlights

- **Property owner & surrounding owners contemplating combining properties for better development opportunity**
- **Consistent w/Comp. Plan – supports infill development & redevelopment in area w/substantial redevelopment & economic development potential**

Recommendations

Staff to City Commission
Approve Petition & Ordinance

City Plan Board to City Commission
Approve Petition PB-17-93 ZON
(Plan Board voted 7-0)