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SUMMARY STAFF RECOMMENDATION

The staff recommendation is to grant the change from CS-CO-NP (General Commercial Services – Conditional Overlay – Neighborhood Plan) district zoning to CS-1-CO-NP (Commercial Liquor Sales – Conditional Overlay – Neighborhood Plan) district zoning. The Conditional Overlay will limit vehicle trips to less than 2,000 per day, prohibit all CS-1 uses with Liquor Sales as the only permitted use, and all CS uses, except for the following: Residential Treatment, Pawn Shop Services, Transitional Housing which are prohibited and Agricultural Sales & Services, Campground, Commercial Blood Plasma Center, Construction Sales & Services, Convenience Storage, Equipment Repair Services, Equipment Sales, Kennels and Vehicle Storage which are conditional uses.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *Zoning changes should promote compatibility with adjacent and nearby uses.*

Granting CS-1 zoning for the subject tract will be compatible with adjacent uses and adjacent zoning on the tracts to the east and west.

2. *Zoning changes should promote an orderly and compatible relationship among land uses.*

The proposed rezoning will allow for reasonable use of the existing building while maintaining the character of the surrounding area.

EXISTING CONDITIONS

Site Characteristics

The subject property is currently developed with an approximately 30,000 square foot unoccupied building. The tract is flat with very little vegetation.

Impervious Cover

The maximum impervious cover allowed by the CS-1 zoning district is 95%.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Tannehill Branch Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm.

According to flood plain maps, there is a flood plain within the project area.