



Legislation Text

File #: 2019-3845, Version: 1

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 4 & 7

Application of R. Lawton Jordan Esq. to rezone property from RSM (Small Lot Residential Mix) District to C-1 (Local Commercial) District to allow local commercial uses on the site, at 7231 Rockbridge Rd.

PETITION NO: N6. Z-19-1243279

PROPOSED USE: Local Commercial Uses

LOCATION: 7231 Rockbridge Road

PARCEL NO.: 18-026-04-090

INFO. CONTACT: Marian Eisenberg

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PURPOSE:

Application of R. Lawton Jordan Esq. to rezone property from RSM (Small Lot Residential Mix) District to C-1 (Local Commercial) District to allow local commercial uses on the site. The property is located on the south side of Rockbridge Road, 201 feet east of S. Deshon Road at 7231 Rockbridge Road. The property has approximately 244 feet of frontage along the south side of Rockbridge Road and contains 0.83 acre.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval

PLANNING COMMISSION: Approval with Conditions

PLANNING STAFF: Approval with Conditions

STAFF ANALYSIS: The applicant is requesting to rezone the property from the RSM (Small Lot Residential Mix) District to C-1 (Local Commercial) District to utilize the existing structure for general commercial uses. Located within a Neighborhood Center Character Area designated by the 2035 Comprehensive Plan, the rezoning request to the C-1 (Local Commercial) District is consistent with the following Plan Policy: Preferred Uses - Each Neighborhood Center shall include a medium -high density mix of retail, office, services, and employment to serve neighborhoods. The approval of the C-1 District on the subject site will not affect the existing use or usability of adjacent or nearby commercial properties. Given that Rockbridge Road is a two-lane arterial, commercial uses in the existing building should not cause an excessive burden on existing streets and transportation facilities. The proposed use will have no impact on area schools. Therefore, the Department

of Planning and Sustainability recommends “Approval, subject to Staff’s conditions”.

PLANNING COMMISSION VOTE: Approval 6-2-0. E. Patton moved, J. Johnson seconded for approval with Staff’s conditions, with an added condition that Staff consider extending the list of prohibited uses.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 6-5-0.