



**BACKGROUND  
CONTINUED**

The subject property is located in an area of mixed uses and zoning. Undeveloped C-3 zoned property is located across Rahling Road to the north. St. Vincent West is located on the POD zoned property to the south across St. Vincent Way. The Promenade Shopping Center is located on the C-2 zoned property to the east. Undeveloped C-3, O-3, General Office District, and OS, Open Space District, zoned property is located to the west.

The City's Future Land Use Plan designates this property as Commercial (C). The requested C-3 zoning does not require an amendment to the plan.

Staff is supportive of the requested C-3 rezoning. Staff views the request as reasonable. The property is located in an area of mixed zoning and uses between Kanis Road to the south and Chenal Parkway to the north. The property abuts a large shopping center development. Existing O-3, POD, C-2, C-3 and PCD zoned properties are located in this immediate area along Rahling Road and St. Vincent Way. The City's Future Land Use Plan designates this property as Commercial (C). Therefore, the proposed C-3 zoning will represent a continuation of the zoning pattern in this area. Staff believes rezoning 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 November 15, 2018, meeting, and there were no objectors present. All owners of property located within 200 feet of the site and the Witry Court Neighborhood Association were notified of the public hearing.