

CITY OF GREENACRES

Council Agenda Memo
2016.01TL03.014

TO: Mayor and City Council

FROM: Thomas J. Lanahan, Acting City Manager

SUBJECT: **Ordinance 2016-02, ZC-15-07**
Zoning Change for Family Dollar
City Council Agenda Item for 01-19-16

DATE: January 15, 2016

COPIES: James D. Stokes, City Attorney
Denise McGrew, City Clerk
File: ZC-15-07

Background:

Thomas Engineering Group, as agent for G.P. and Louise C. Suggs, the owners of one parcel of land totaling approximately 0.746 acres, is requesting a zoning change. The parcel is located at 609 Jackson Avenue. Currently, the site has future land use designation of Residential-Medium Density (RS-MD), a zoning designation of Residential Medium - 1 (RM-1), and is developed with a single family residence. Requests for an abandonment (AB-15-01), comprehensive plan amendment (CPA-15-07), and site and development plan (SP-15-05) are also under review by the City.

The Land Development Staff has reviewed this proposal and recommended approval, followed by the Planning Commission recommending approval by a vote of 6-0 at their meeting on January 6, 2016.

Analysis:

The proposed rezoning from Residential Medium-1 (RM-1) to Mixed Use Development – Original Section (MXD-OS) is consistent with the site's proposed Mixed Use (MU) future land use designation. In addition, the proposed MXD-OS zoning designation is compatible with the surrounding existing and future land uses in the area by matching the designation to the west and south and because the MXD-OS district was specifically created to manage the mixture of uses existing along 10th Avenue North in the Original Section. The subject site is within the area intended for designation as MXD-OS. Furthermore, the proposed rezoning meets all concurrency requirements and complies with the zoning change criteria

in the Code.

Financial:

N/A.

Legal:

Ordinance 2016-02 was prepared in accordance with all applicable State statutes and City Code requirements.

Staff Recommendation:

Approval of ZC-15-07 through the adoption of Ordinance 2016-02.

Thomas J. Lanahan
Acting City Manager

Attachments:

1. Staff Report
2. Ordinance 2016-02
3. Conceptual Site Plan
4. Aerial Location Map