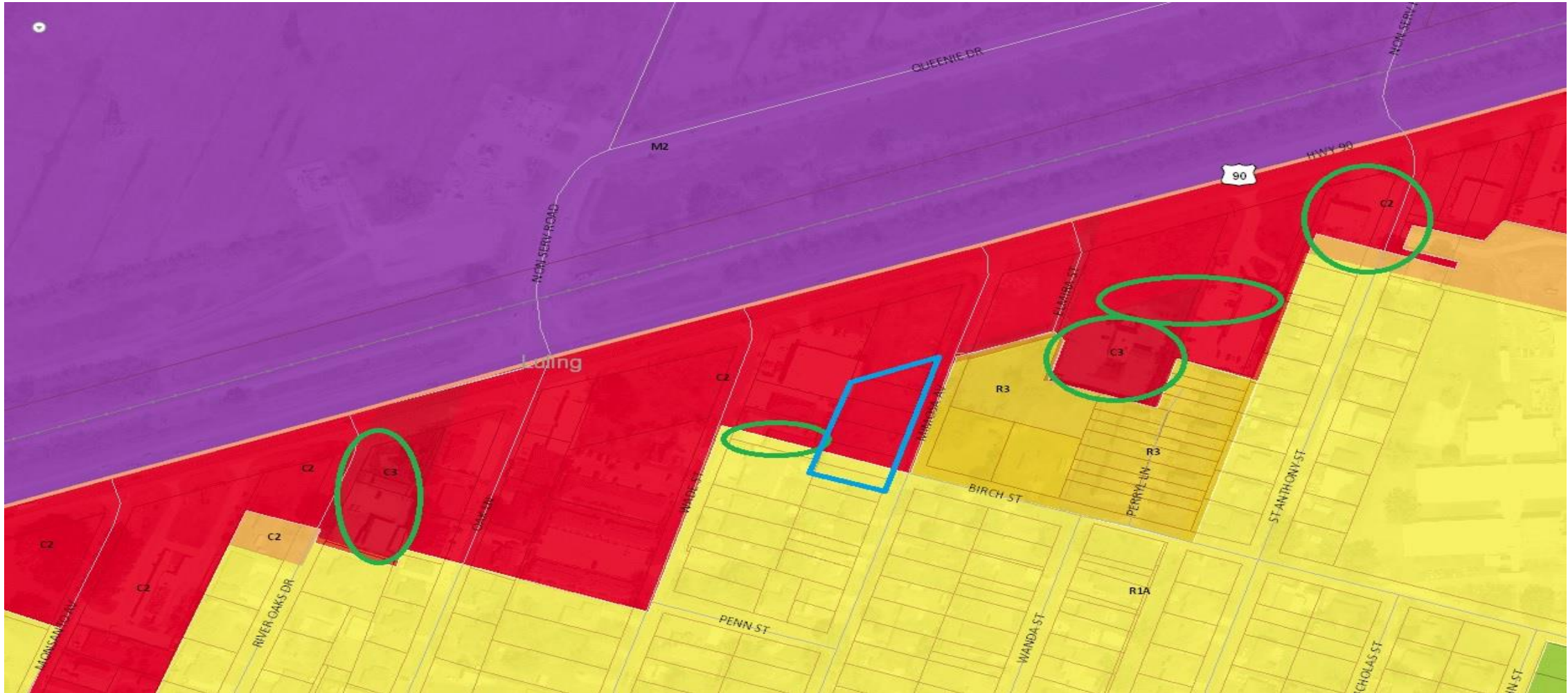


Zoning Reclassification Presentation

Nearby currently zoned C3 properties



Properties that are zoned C3 or have current C3 businesses or former businesses



Commercial - Includes three sub-categories of land uses:

Areas designated as any of the following commercial categories should seek to: 1) strengthen existing retail and service uses, 2) encourage the introduction of new uses, and 3) introduce complementary adjoining uses such as public facilities and moderate-density residential, to reinforce the retail base and support the continued health of these uses.

General Commercial

The General Commercial category includes sites for commercial uses that provide a mix of business activities and that serve the community as a whole. These uses provide for comparison shopping and services which are ordinarily obtained on an occasional rather than daily basis. In general, this designation applies to most commercial uses that are permitted in the C-2 (General Commercial - Retail) and all of the uses permitted in the C-3 (Highway Commercial) zoning districts.



General Commercial

Neighborhood Commercial

Neighborhood Commercial areas accommodate retail sales and services for the daily self-sufficiency of residents of a neighborhood or neighborhoods, such as convenience shopping, dry cleaners, hair salons and barber shops, day care centers, coffee shops, professional and business service offices, etc. Uses permitted in the C-1 (Commercial Office) zoning district are allowed in this district. Some uses that are permitted in the C-2 zoning district are also appropriate (e.g., bakeries, tailors, etc.).

On the Future Land Use Map, Neighborhood Commercial areas are shown conceptually as nodes around major intersections or segments along roadways where commercial uses serve one or multiple adjacent neighborhoods, or where the development of new commercial uses to serve adjacent neighborhoods is intended. The size of a Neighborhood Commercial area ranges between 2-5 acres, and its service/trade area is approximately 1 mile.



Neighborhood Commercial

Notes of interest

- The rejection letter states that 6,000 feet of the property is zoned R1-A... this is incorrect, as half of the last full lot was incorrectly zoned R1-A. The zoning should have followed lot lines and not split the lot in half.
- Per Appendix A, Section V.3.B “Where the land has been or may hereafter be divided into lots and where district boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be said boundaries.” Most of the zoning in the surrounding area follows the lot lines.
- Most of the residential properties in the area were built when this property was a hotel, and some of the adjoining properties had businesses that would currently be zoned C3 (Sportsman’s Cove, Eric’s Gulf Station)
- Approximately 90 percent of the property is already designated General Commercial, which, if we follow the guidance in the comprehensive land use plan, would allow ALL C3 businesses.
- If a C3 business were to come in, there would still be a buffer zone with a fence between the adjoining R1-a and the C3.
- There was a concern about not having direct highway access, and vehicles having to enter the subdivision. I submit that if a C2 business such as a restaurant, a movie theater, or a hotel or motel were located on the property, it would cause more traffic than the majority of C3 specific businesses, such as Heating and Air conditioning services, Animal Hospitals, Gymnasiums, Upholstery shops, Auto repair and sales, and glass installation shops.