



**BACKGROUND  
CONTINUED**

The subject property is located in an area of mixed uses and zoning. A residential development, zoned PD-R, Planned Development – Residential, is located to the north. Commercial/office strip center buildings and a multifamily development, zoned O-3, C-1, Neighborhood Commercial District, and MF-18, Multifamily District, are located across Rahling Road to the south. Undeveloped R-2 and O-S zoned property is located to the east. A church and undeveloped O-2, Office and Institutional District, and C-1 zoned property is located to the west.

The City’s Future Land Use Plan designates this property as Residential Low Density (RL). A land use plan amendment from Residential Low Density (RL) to Office (O) is a separate application on this agenda.

Staff is supportive of the requested O-3 rezoning. Staff views the request as reasonable. The property is located in an area of mixed zoning and uses along Rahling Road, a minor arterial roadway. Existing O-2, O-3 and C-1 zoned properties are located along the north and south sides of Rahling Road in this immediate area. Therefore, the proposed O-3 zoning will represent a continuation of the zoning pattern along this section of Rahling Road. Staff believes rezoning this property to O-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 Villages of Wellington Neighborhood Association were notified of the public hearing.