

**BACKGROUND
CONTINUED**

The property is located in an area of mixed uses and zoning along Geyer Springs Road. The vast majority of the properties which front on Geyer Springs Road are zoned commercial (C-1, Neighborhood Commercial District, C-3 and C-4, Open Display Commercial District). There are several O-3 zoned parcels in the general area. R-2 zoning is located further away from Geyer Springs Road. Church and school uses are located west of the site.

The City's Future Land Use Plan designates this property as PI, Public Institutional, based on the past use of the property. The requested C-3 zoning will not require a plan amendment, based on the adjacent land use designations to the north and south being C, Commercial.

Staff is supportive of the requested C-3 rezoning. Staff views the request as reasonable. The proposed C-3 zoning will be compatible with the area as the majority of the properties which front on Geyer Springs Road, between Interstate 30 and Baseline Road, are zoned commercial. The proposed C-3 zoning will represent a continuation in the zoning pattern along Geyer Springs Road, and should have no adverse impact on the adjacent properties or the general area.

The Planning Commission reviewed this request at their October 29, 2020, meeting and there were two (2) objectors present. All owners of property located within 200 feet of the site, as well as the Cloverdale, Upper Baseline Windamere, Wakefield and SWLR United for Progress Neighborhood Associations, were notified of the public hearing. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.