

Scovell Wolfe & Associates Rezoning

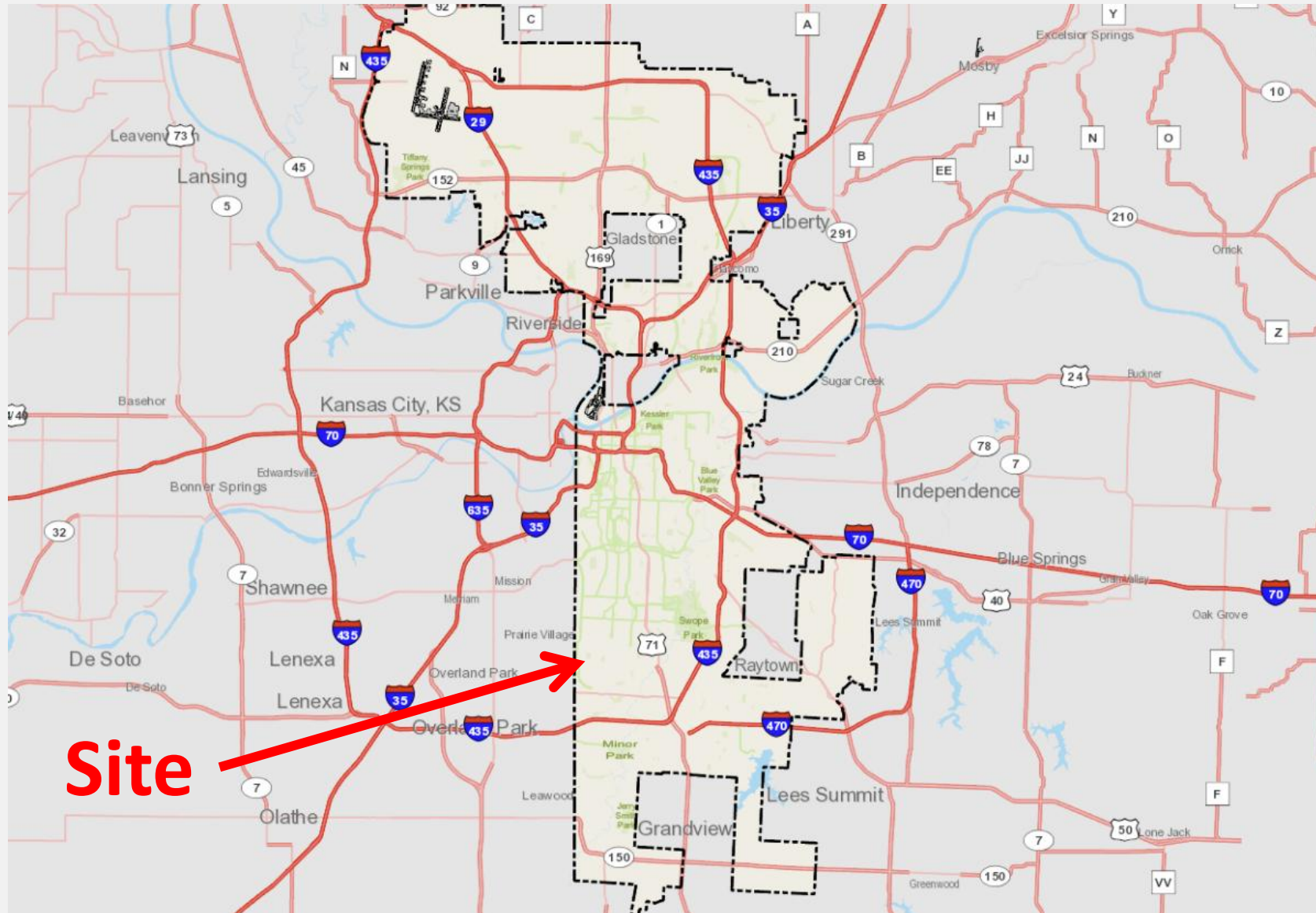
CD-CPC-2026-00053

8035 Ward Parkway Plz

June 3, 2026

City Plan Commission

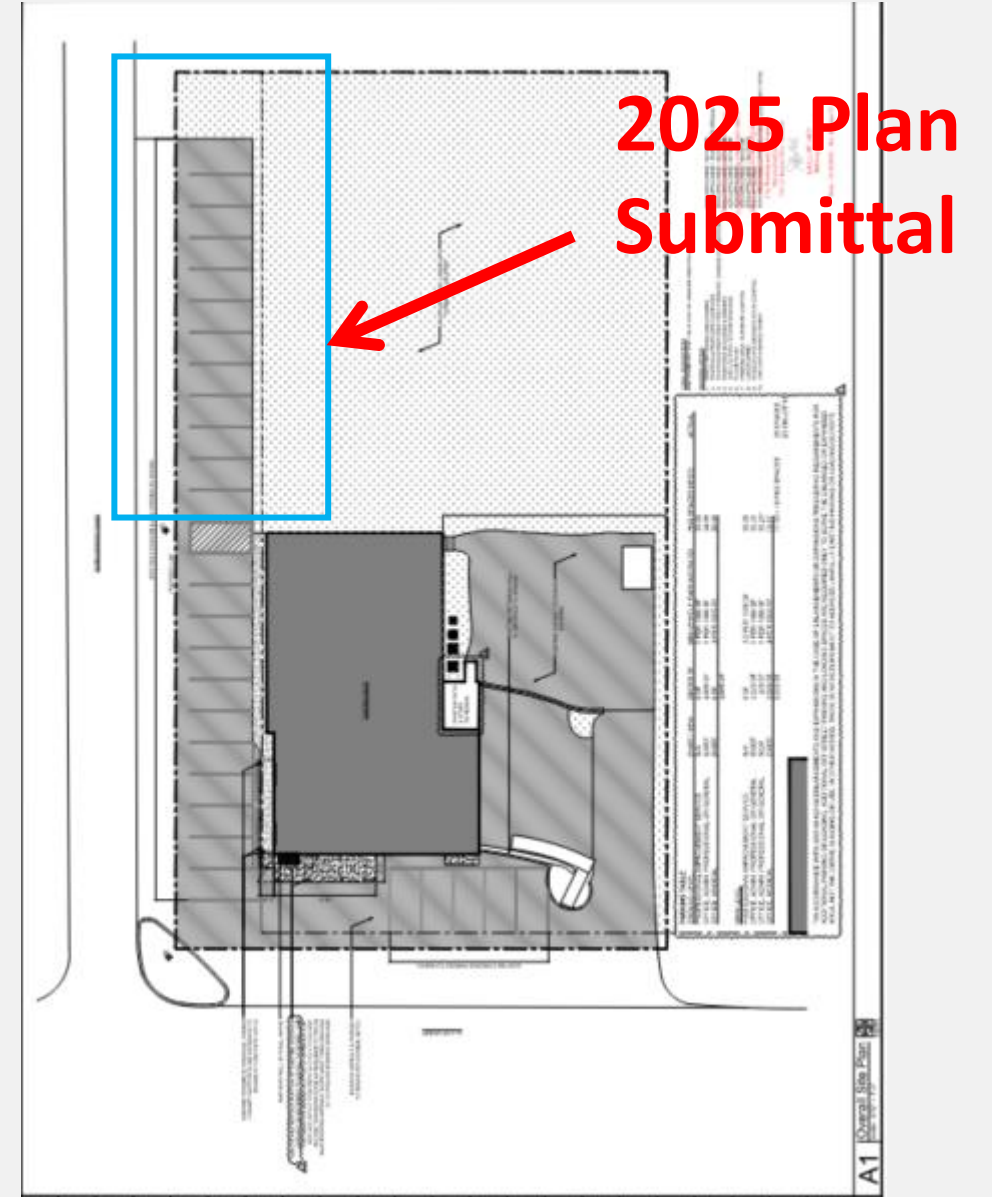






History of Site

- City Staff reviewed Building Plan No. CRBC-2025-40142
- Plan set included an expansion of parking lot encroaching onto R Zoned portion of property
- “That the applicant gain approval of a rezoning and seek the proper permits for the parking lot addition on the north portion of the property prior to certificate of occupancy.”



88-420 – Parking and Loading

- 88-420-04-D. Location of Vehicular Parking Areas: Access to off-street parking areas serving nonresidential uses may not traverse residentially zoned property.

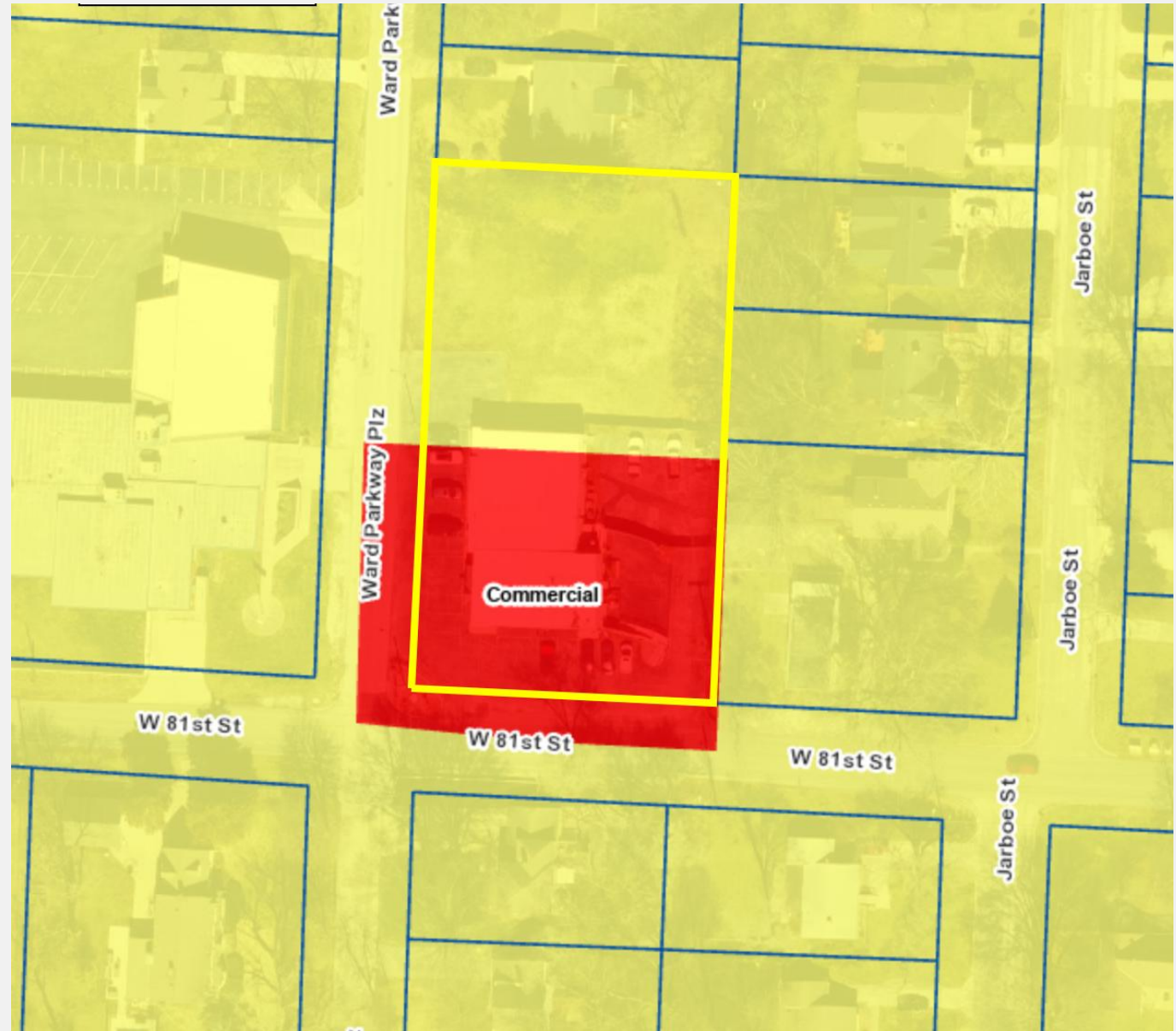
Rezoning

- Rezoning a portion of lot from R-6 to B1-1
- Leaving a buffer of 15 feet from the Residential
- Ensures a zoning buffer from northern properties



Area Plan Recommendation

- Existing Future Land Use:
 - Commercial
 - Residential Low Density
- Area Plan Amendment:
 - Mixed Used Neighborhood







Staff Recommendation

Case # CD-CPC-2026-00053

Approval

Case # CD-CPC-2026-00059

Approval