

**ZONING AMENDMENT  
STAFF REPORT****Date: November 6, 2003****NAME**

Colonial Properties Trust

**LOCATION**

East side of Bel Air Boulevard, 210'± North of Television Avenue, extending north to the South side of Eslava Creek

**PRESENT ZONING**

B-1, Buffer-Business and B-3, Community Business

**PROPOSED ZONING**

B-3, Community Business

**AREA OF PROPERTY**

4.9± Acres

**CONTEMPLATED USE**

Retail Sales

**It should be noted, however, that any use permitted in the proposed district would be allowed at this location if the zoning is changed. Furthermore, the Planning Commission may consider zoning classifications other than that sought by the applicant for this property.**

**TIME SCHEDULE  
FOR DEVELOPMENT**

Immediately

**ENGINEERING  
COMMENTS**

Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.

**TRAFFIC ENGINEERING  
COMMENTS**

All driveway widths and locations to be approved by Traffic Engineering; and design to meet AASHTO Standards

**REMARKS**

The applicant is requesting rezoning from B-1, Buffer-Business and B-3, Community Business to B-3, Community Business to eliminate a split-zoning on a single lot for retail sales.

The site is illustrated as commercial on the General Land Use Component of the Comprehensive Plan, which is meant to serve as a general guide, not a detailed lot and district plan or mandate for development. Moreover, the General Land Use component allows the Planning Commission and City Council to consider individual cases based on

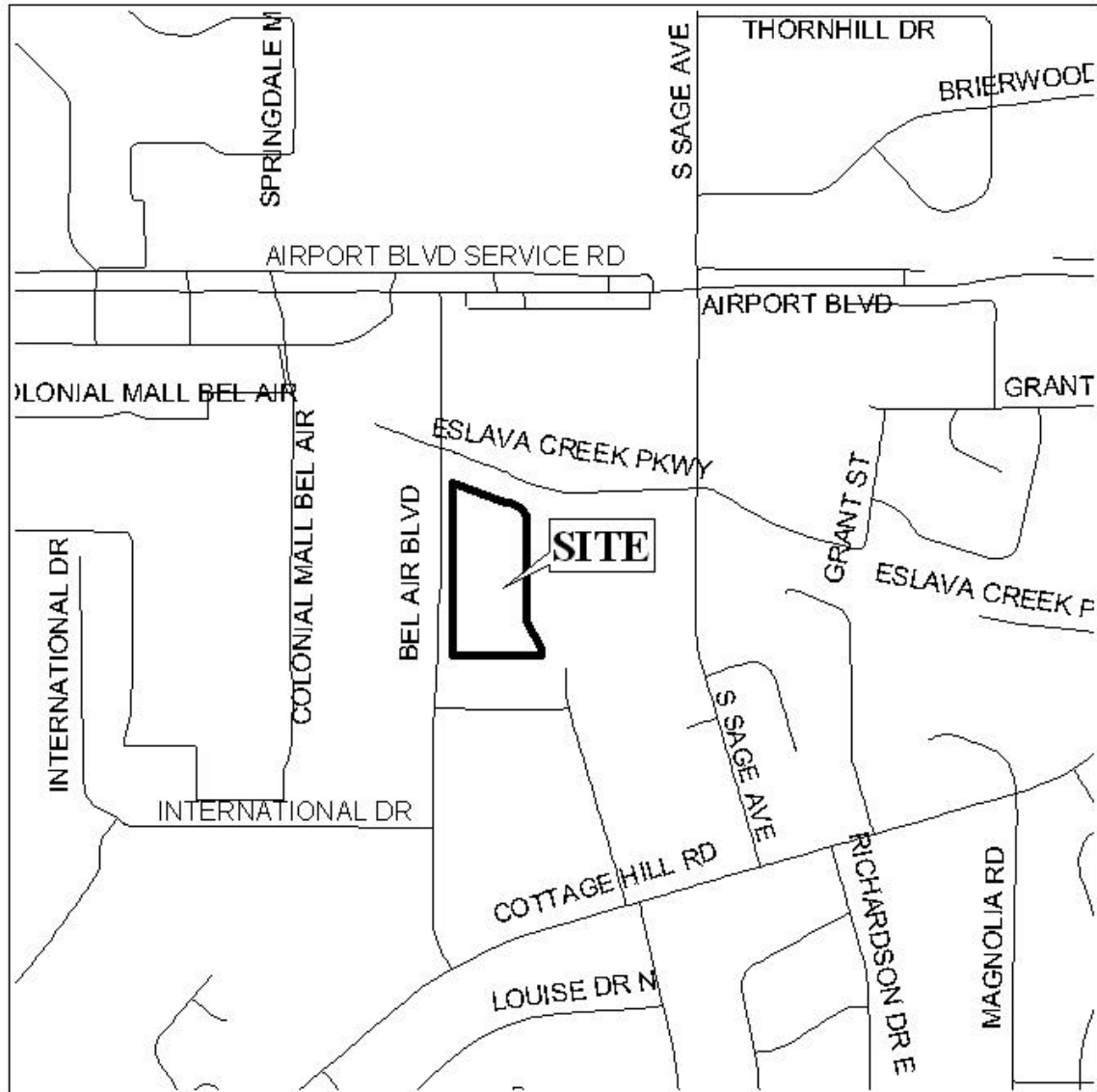
additional information such as the classification requested, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and zoning classification.

The site was granted Tentative Approval for a one lot subdivision in October and a condition of that approval was the elimination of the split zoning. As illustrated on the Vicinity Map, this portion of Bel Air Boulevard is zoned B-3, and the rezoning of the southeast portion of the site would simply serve as the expansion of an existing B-3 district.

The proposed project will consist of a new building and associated parking, and as such must comply with the landscaping and tree planting requirements of the Ordinance. Additionally, to correspond with the Subdivision approval, the number, location and design of all curb cuts should be approved by Traffic Engineering.

**RECOMMENDATION** Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) full compliance with the landscaping and tree planting requirements of the Ordinance; 2) that the number, location and design of all curb cuts be approved by Traffic Engineering; and 3) full compliance with all municipal codes and ordinances.

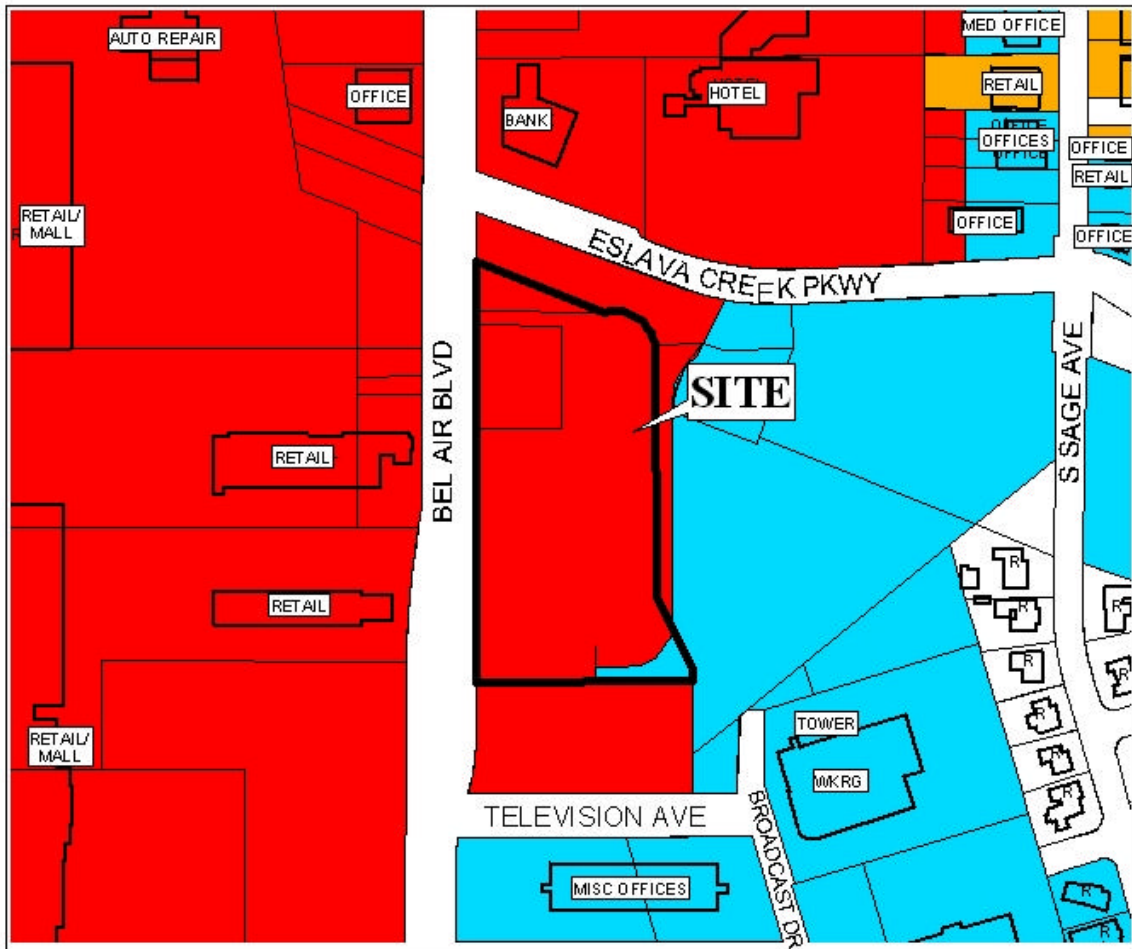
## LOCATOR MAP



APPLICATION NUMBER 3 DATE November 6, 2003  
APPLICANT Colonial Properties Trust  
REQUEST Rezoning



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is located in an area of mixed land use. Retail and offices are to the North, South and West. Vacant land is to the East.

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REQUEST Rezoning

LEGEND



R-1



R-2



R-3



R-B



H-B



B-1



LB-2



B-2



B-3



B-4



B-5



I-1

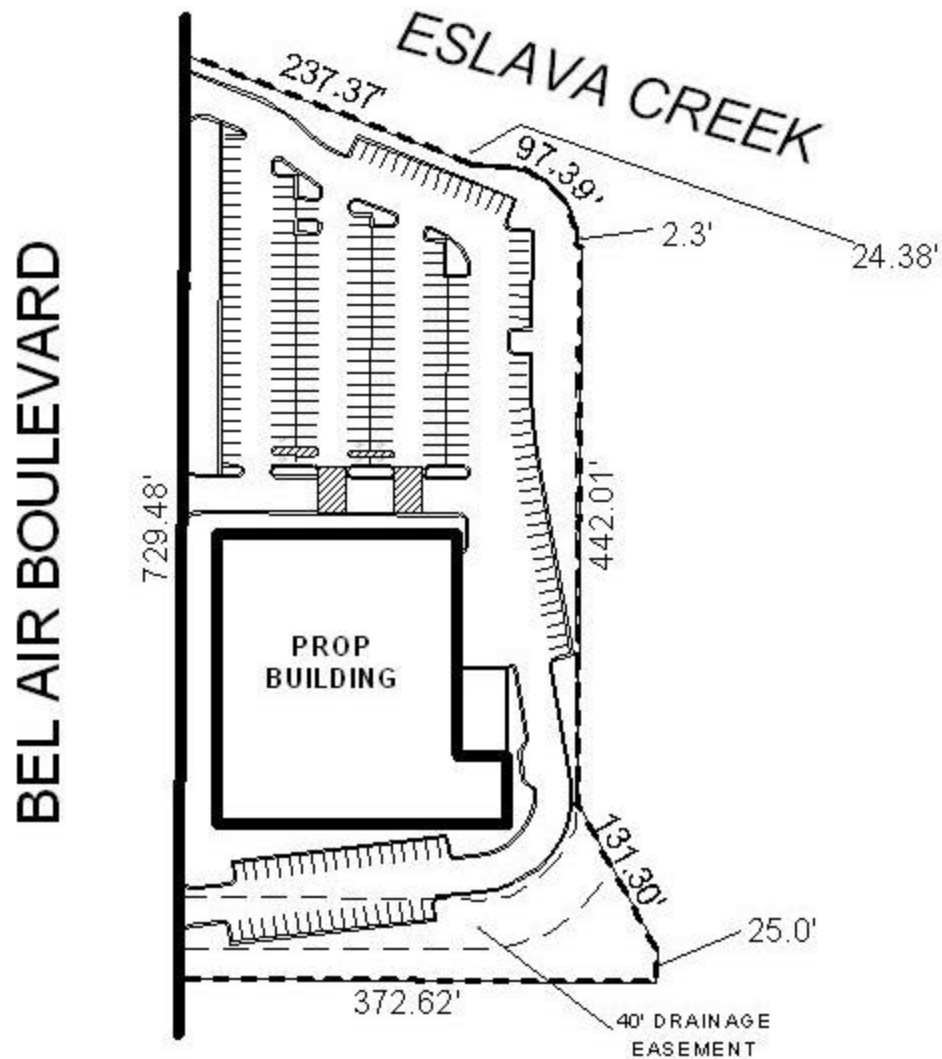


I-2



NTS

## SITE PLAN



The site is located on the East side of Bel Air Boulevard, 210' north of Television Avenue, extending North to the South side of Eslava Creek. The plan illustrates the proposed structure and parking.

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USE/REQUEST Rezoning



NTS

