



GLPC AGENDA ITEM # 6

SEPTEMBER 30, 2024

Rezoning Request by Four Bee Development LLC File #: VA-2024-15

Four Bee Development LLC is requesting to rezone 0.29 acres from Single-Family Residential (R-10) to Office Professional (O-P). The subject property is located at 1214 Baytree Road, which is along the south side of the road about 150 feet east of the intersection with Green Circle. The property is currently vacant and recently-cleared, and the applicant is proposing to develop this property with a professional office building consisting of about 3,300-sf floor area.

The subject property is located within a **Neighborhood Activity Center (NAC)** Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of O-P zoning. The property is also located within the University Zone of the "Baytree-University Corridor Overlay District (BUCOD)".

The subject property is part of a mixed office and light commercial corridor along Baytree Road, west of Jerry Jones Drive and immediately across from the City of Remerton. The land use pattern along this portion of the corridor is dominated by professional offices along the north side, and a variety of commercial businesses along the south side. Zoning patterns in the area reflect a very similar pattern with commercial zoning on the south side (Remerton), and mostly all O-P on the north side with a few scattered parcels having C-N or C-C zoning. The subject property is one of only two remaining parcels that still have single-family residential zoning along this portion of the corridor. These are the last remnants of a former residential land use pattern in this part of the corridor that began vanishing 30+ years ago. With this side of Baytree Road being designated an NAC character area and all of the adjacent properties along Baytree already zoned O-P, rezoning this vacant property as infill to O-P for office development is very appropriate.

Staff Recommendation: Find consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommend approval to the City Council.