



## GLPC AGENDA ITEM # 7

MARCH 31, 2025

### Rezoning Request by Samuel Straka File #: VA-2025-05

Samuel Straka is requesting to rezone 0.51 acres from Single-Family Residential (R-10) to Highway Commercial (C-H). The subject property is located at 107 Jordan Street which is along the east side of the road, between Maude Street and West Hill Avenue. It is the northern portion of an existing parcel (0.94 acres total) that is currently split-zoned R-10 and C-H. The property currently contains a vacant single-family residence as well as a small accessory building. There are currently no immediate plans for redevelopment, and no conceptual site plan has been provided. However, the applicant is simply requesting to have all of the property zoned C-H so that it can be better marketed for future commercial development.

The subject property is located within a **Community Activity Center (CAC)** Character Area on the Future Development Map of the Comprehensive Plan, which allows the possibility of C-H zoning.

The subject property is one of the last remnants of what was likely a rural residential area more than 60 years ago, before the construction of I-75 and the widening of West Hill Avenue (US 84). This former neighborhood has long since transitioned to an area dominated by commercial development on nearby arterial roadways. The surrounding zoning pattern is a mixture of C-H and R-10, with commercial development encroaching inward along the local streets.

Although there are no immediate plans for redevelopment and the request is therefore speculative in nature, it should be recognized that the subject property is currently split-zoned with C-H zoning already along its frontage with West Hill Avenue. With continued residential use of the property being no longer considered viable for the long term, making all of this property zoned C-H will increase its marketability and help facilitate its future redevelopment as a commercial use under the City's current development standards.

**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.