



EXHIBIT A

ISSUE STATEMENT: PUBLIC HEARING AND RECOMMENDATION TO THE CITY COUNCIL CONCERNING AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP BY CHANGING THE CLASSIFICATION OF APPROXIMATELY 3 ACRES OF LAND LOCATED AT 203 EAST MOUNT VERNON STREET FROM NEIGHBORHOOD COMMERCIAL TO GENERAL COMMERCIAL.

DATE: JUNE 7, 2021

SUBMITTED BY: RICHARD AND LEAH CALLAHAN

PRESENTED BY: PLANNING AND DEVELOPMENT DEPARTMENT

Background

Richard and Leah Callahan have applied to rezone approximately 3 acres of land located at 203 East Mount Vernon Street from Neighborhood Commercial (NC) to General Commercial (GC).

Analysis

Land Use

The subject property is presently located within the City's Neighborhood Commercial zoning district and contains multiple buildings that have been used as a feed store. The general vicinity is characterized by a variety of commercial land uses served directly by arterial thoroughfares that transition into residential land uses served by local streets and collectors. The proposed general commercial zoning is considered appropriate given the location fronting a primary arterial near a commercial node at the intersection of Main and Mt. Vernon St.

The surrounding land uses include other general and neighborhood commercial zones/uses as well as some existing single-family residential land uses to the north and east.

Transportation

The subject property is served directly by Mt. Vernon St. (St Hwy 14), which is a primary arterial thoroughfare. Traffic to/from the subject property will primarily flow from the immediately adjacent arterial network that is capable of supporting general commercial land uses.

Municipal Utilities (Water, Wastewater, Electric)

The subject property enjoys immediate access to all municipal utilities. The water infrastructure can provide domestic water and fire protection service to a general commercial land use at this location. The sanitary sewer system is immediately accessible to the site with gravity flow directly



to the City's wastewater treatment plant. Electric facilities are also immediately available to the subject property and can support general commercial land uses.

Stormwater Management

The development of the subject property will require the management of stormwater runoff to prevent flooding hazards as well as to promote water quality (both during construction and afterward). Stormwater improvements will be necessary and will be required to conform to the City's adopted regulations at the time of development. There are no known or previously identified karst topography features or special flood hazard areas on the subject property.

Other Public Services

The proposed general commercial land use may add traffic and patronage to the City's jurisdiction, which will impact a variety of public services in proportion to these increases. Ideally, the impact of these additional patrons will produce economies sufficient to cover additional costs. The City's development regulations will require standards to be met to ensure sufficient access to the site for emergency response, rescue, and fire suppression.

Recommendation

Staff recommends the approval of the requested zoning map amendment.