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Rezoning Justification
for
Parcel located at 610 NW 9th Avenue

The applicant, Romelio Riveron proposes to rezone a parcel located at 610 NW 9th Avenue from industrial to commercial in accord with the current and existing use. The existing property has and is currently in use as a retail strip. The adjoining parcel is currently in use as a Caribbean Restaurant. The subject property has never been used for industrial purposes as same would be deemed inappropriate given the close proximity to residential homes.

The zoning district proposal is consistent with the City's Comprehensive Plan

The subject parcel has a land use category of Northwest Regional Activity Center ("NWRAC") The zoning district permits mixed use, including commercial use. The majority of the uses in the NWRAC are designated as commercial, and therefore, the intended use of the subject parcel would be consistent with the City's Comprehensive Plan.

Substantial changes in the character of development in or near the area under consideration supports the proposed rezoning

Substantial changes in the character of the property or the neighboring area will not result from this proposed rezoning. The subject property will remain in place. Any proposed exterior alterations will be minor in nature, and essentially be for aesthetic and/or beautification purposes only. The use of the subject parcel will result in no additional or different impact than its current use.

The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.

The character of the area proposed to be rezoned is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses. (ie; Regional Activity Center which permits both residential and non-residential uses.)