

**AGENDA FOR THE
UNION CITY MUNICIPAL/REGIONAL
PLANNING COMMISSION MEETING
THURSDAY, FEBRUARY 16, 2023
12:00 PM**

- I. DETERMINATION OF QUORUM AND CALL TO ORDER**
- II. REVIEW AND APPROVAL OF MINUTES**
- III. ELECTION OF OFFICERS**
- IV. OLD BUSINESS**
- V. NEW BUSINESS**
 - A. Rezoning Request – Jason Kizer**
- VI. OTHER BUSINESS**
- VII. ADJOURNMENT**

MEMORANDUM

TO: Union City Municipal/Regional Planning Commission
 FROM: Donny Bunton, Community Planner
 DATE: February 8, 2023
 SUBJECT: STAFF PLANNER’S REPORT ON AGENDA ITEMS

- I. DETERMINATION OF QUORUM AND CALL TO ORDER**
- II. REVIEW AND APPROVAL OF MINUTES**
- III. ELECTION OF OFFICERS**

The Planning Commission will elect the following officers for the 2023 calendar year:

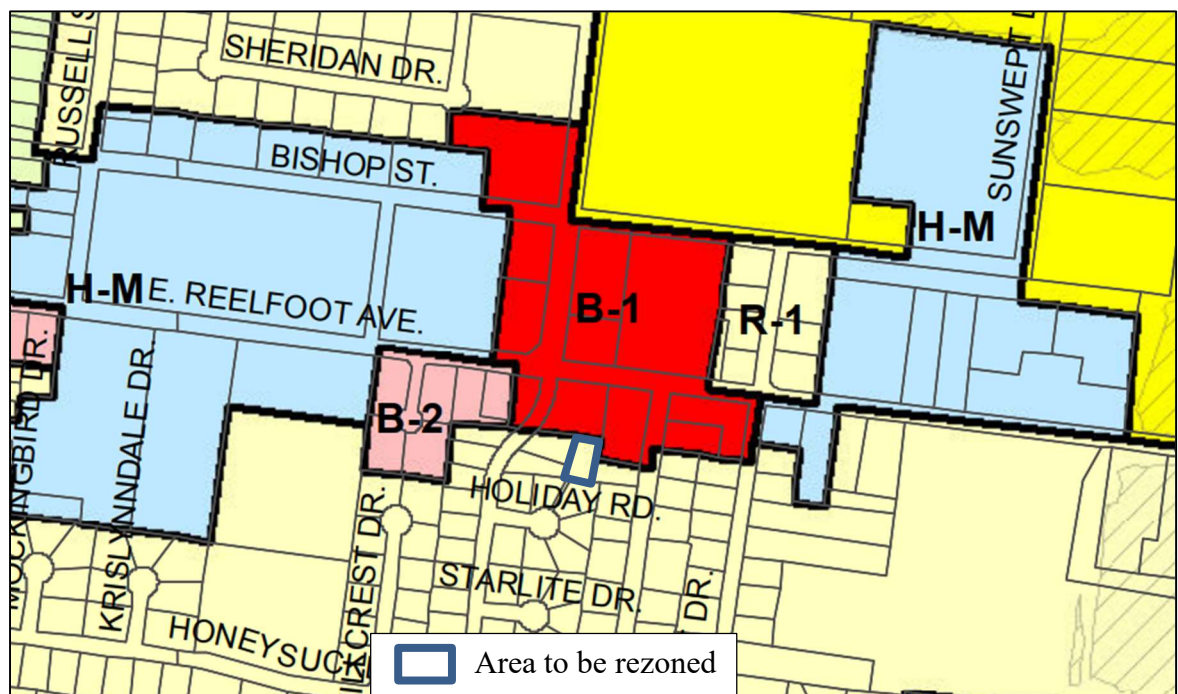
- Chairman
- Vice-Chairman
- Secretary

- III. OLD BUSINESS**
- IV. NEW BUSINESS**

A. Rezoning Request – Jason Kizer

Background

A request has been made to rezone a portion of property located at 1507 East Reelfoot Avenue (Tax Map 58H, Group B, Parcel 1.00). The front portion of the property (which faces Reelfoot Avenue) is zoned B-1 (Local Business), while the rear portion of the property (behind the principal structure and bounded by residential properties) is zoned R-1 (Low Density Residential). The property is owned by Jason Kizer and it is approximately one acre in size



The area proposed for rezoning was once a stand-alone property which was designated for a future park.

Analysis

The staff planner sees both pros and cons, with regards to this proposal.

Pros:

- Approval of the request would eliminate the issue of a single property split by multiple zoning districts.
- The property is designated for future commercial growth, per the adopted future land use map.
- The rear portion of the property fronts on Pleasant Valley Avenue, which is designated a collector status street, meaning it is capable of accommodating commercial traffic.

Cons:

- The area proposed for rezoning is bounded to the east and west by three residential properties, which each contain single-family dwellings.

Recommendation

The staff planner recommends approval, so long as any future commercial development on the property is subject to appropriate screening and buffering measures which would serve to protect the residential character of the adjacent properties.

V OTHER BUSINESS

VI. ADJOURNMENT