

1 Commercial Drive Rezone Request (1946-Z)

February 10, 2026

Korrie Becht, Assistant Director of
Development Services

The Addison logo is a circular emblem. It features a white circle with a thin black border, centered on a blue background. Inside the white circle, the word "ADDISON" is written in a bold, sans-serif font, with each letter in a separate line.

Case 1946-Z / 1 Commercial Drive Rezoning



LOCATION:

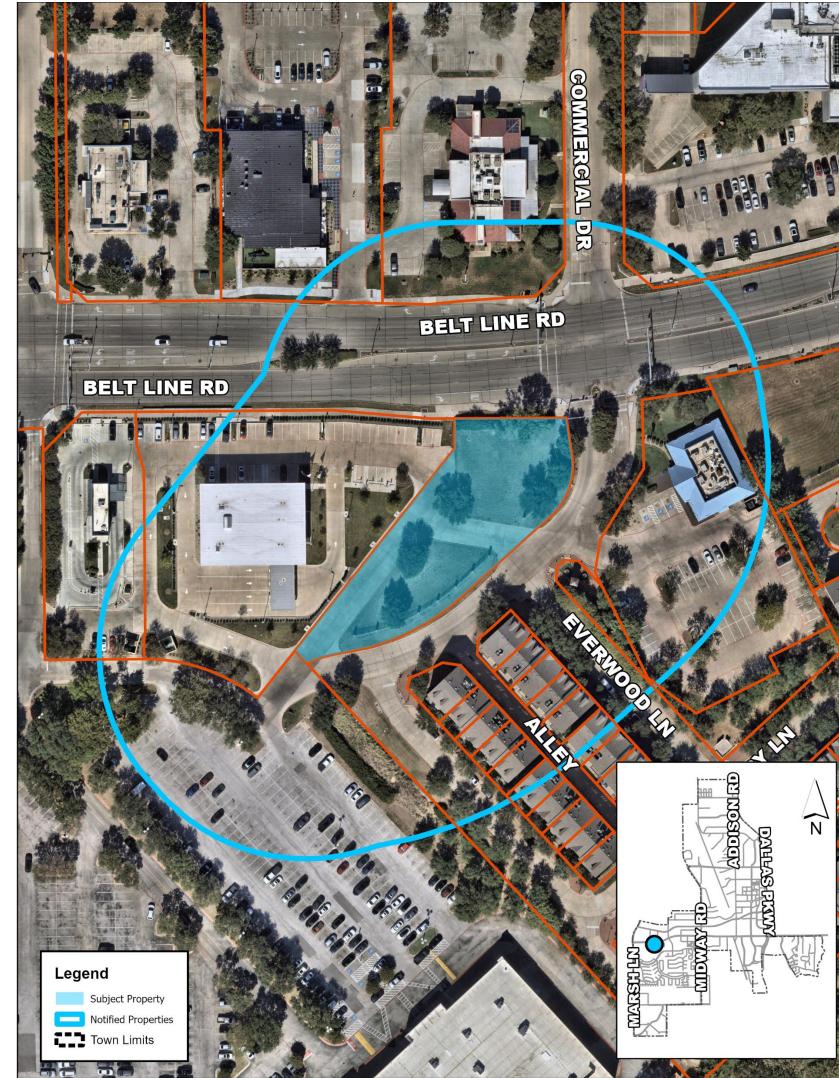
1 Commercial Drive

REQUEST:

Approval of a request to rezone a 0.729-acre property from Mixed-Use Suburban Corridor (M-2) to Commercial Limited (CL) zoning district to construct a multi-tenant building.

ACTION REQUIRED:

Hold a public hearing, discuss, consider, and take action on the appropriateness of the proposed CL zoning designation for the 0.729-acre subject property.

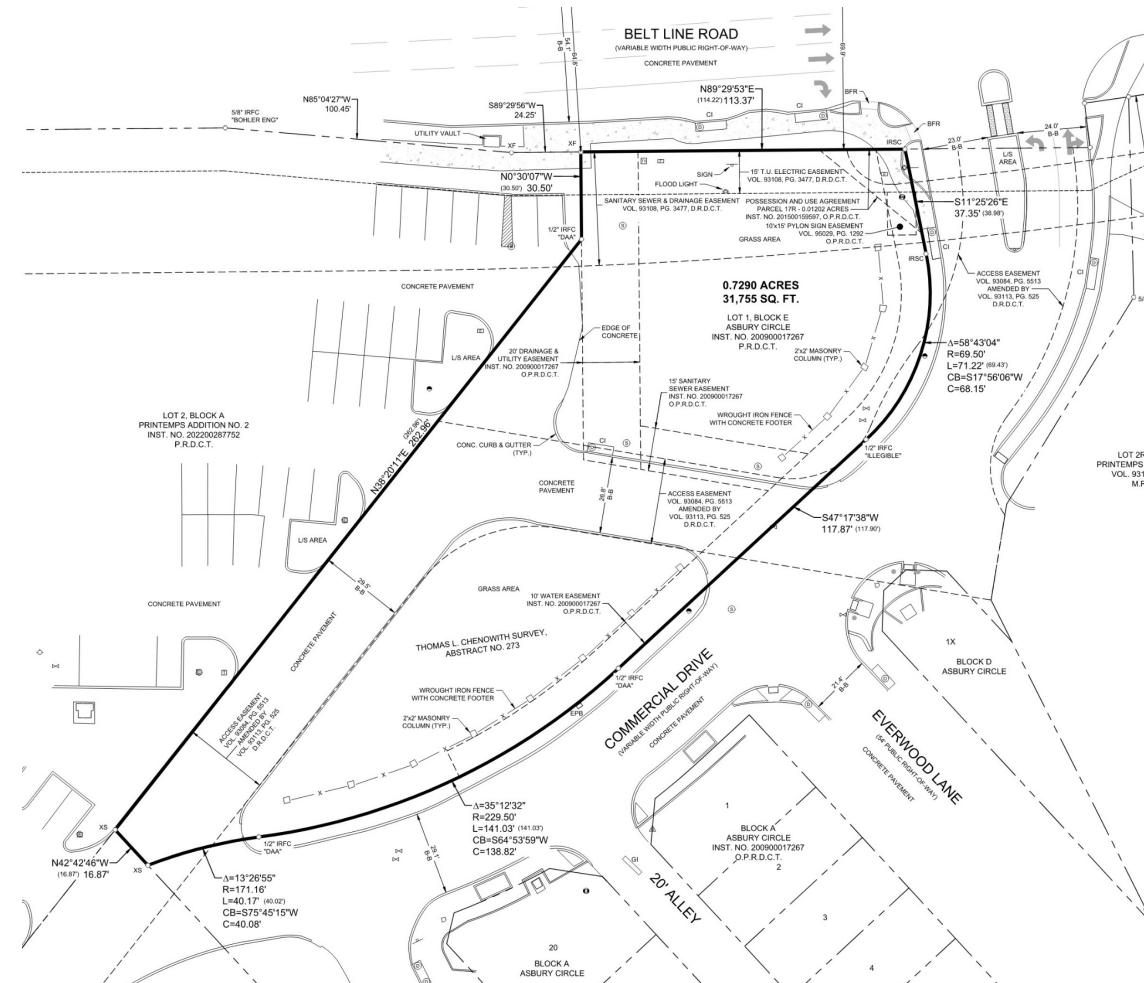


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Property History:

YEAR	ZONING DESIGNATION	ACTION TAKEN	NOTES
PRE-1980	Local Retail (LR) & Apartment (A)	Original zoning designation	Allowed typical commercial uses, multifamily, and other residential uses
1980 <u>(PD ORD 626)</u>	Planned Development	Rezoned from LR/A to PD	Allowed typical commercial uses
2006 <u>(006-026)</u>	Belt Line (BL)	Rezoned from PD to BL	Promoted flexible mixed-use redevelopment along Belt Line Road
2025 <u>(025-015)</u>	Mixed-Use Suburban Corridor (M-2)	Rezoned from BL to M-2	Zoning district updated following adoption of Unified Development Code (effective September 1, 2025)
PROPOSED	Commercial Limited (CL)	Rezone from M-2 to CL	Allow construction of multi-tenant building



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UDC Design Standards:

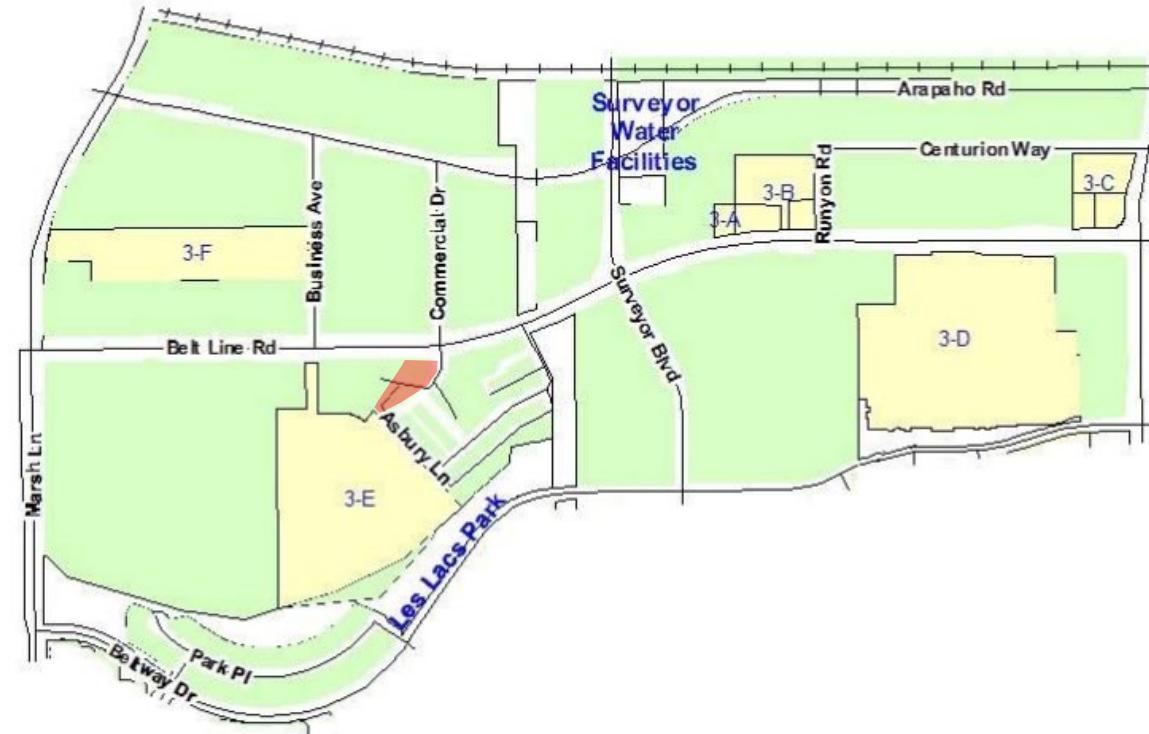
- **Building Height**
 - M-2 District: Minimum height of 25'.
 - CL District: No minimum height.
 - Anticipated to be a single-story building, typically constructed is approximately 15 to 20 feet.
- **Open Space Requirements** (Article 5.6.4 – Minimum Landscaping Required)
 - M-2 District: Requires 10% open space.
 - CL District: Requires 20% open space.
 - Rezoning would increase the landscaped area required for development of this site.
- **Building Material Standards** (Table 5.7-3 Allowed and Prohibited Building Materials: Mixed-Use & Non-Residential)
 - M-2 District: Does not allow for concrete tilt wall construction and plate glass.
 - CL District: Allows for concrete tilt wall construction and plate glass.
 - Rezoning would allow more flexibility in the building materials used for construction.

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Compliance with the Town's Comprehensive Plan:

- Attributes of Success Future Land Use Analysis is silent on this property – Analysis for Sector 3 North focused on developed properties experiencing varied levels of success / decline.
- Proposed rezoning to Commercial Limited would improve the viability of this property for the following Attributes of Success:
 - Competitive
 - Functional

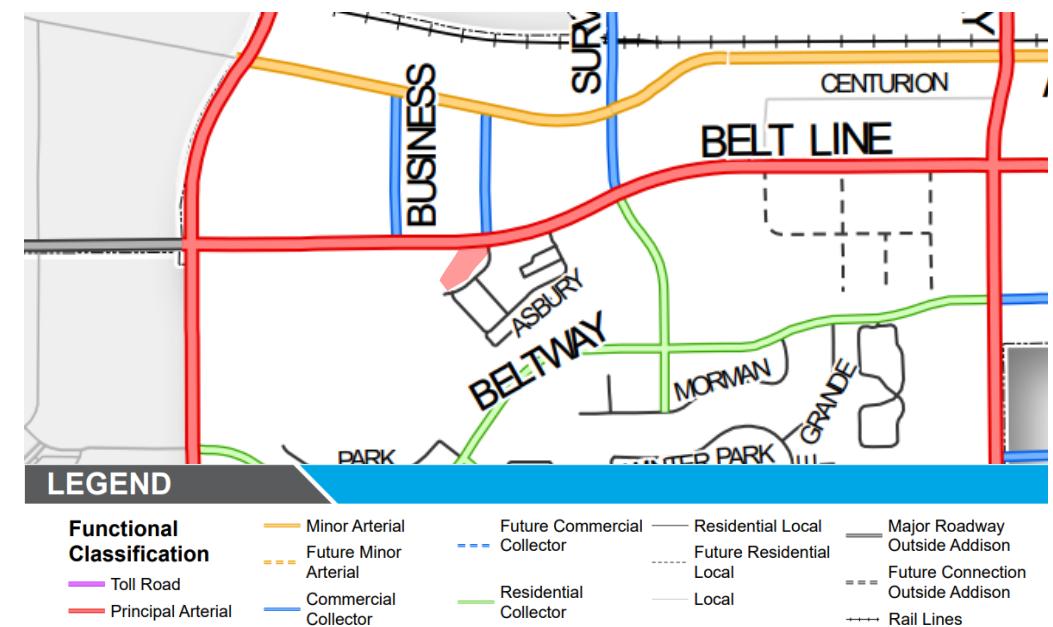


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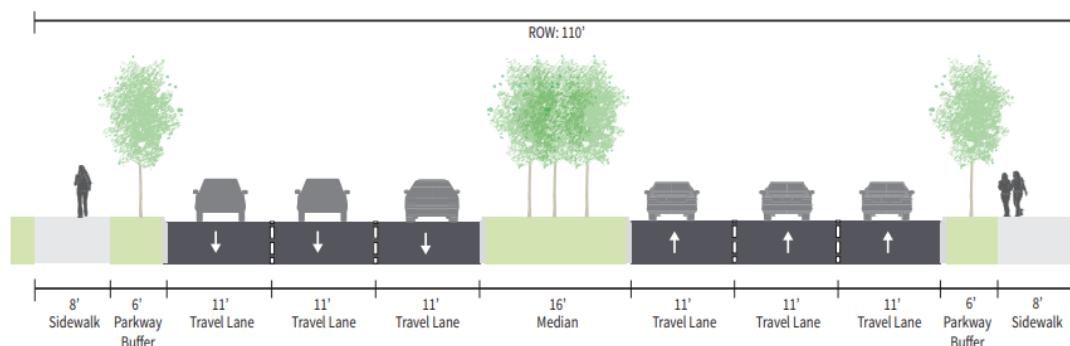


Compatibility with the Master Transportation Plan:

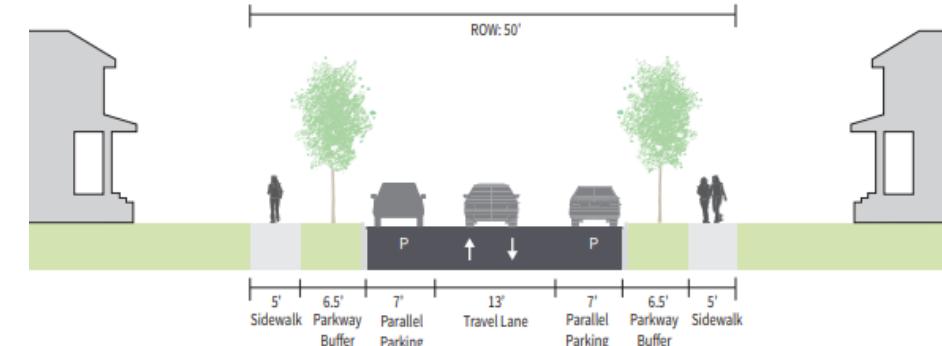
- Belt Line Road is designated as a Principal Arterial and Enhanced Pedestrian Corridor.
- Commercial Drive is designated as a Residential Local.
- Sufficient capacity with these street designations for this zoning designation.



ENHANCED PEDESTRIAN Belt Line Road



TYPICAL Commercial Drive



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Compatibility with the Parks, Recreation, and Open Space Master Plan:

- No parks envisioned for the subject property.
- Focused mainly on Belt Line Road enhancements (not completed for the site).



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Compatibility with the Trails Master Plan:

- Commercial Drive is not designated.
- Belt Line Road is designated as “wide sidewalk with buffer”. The proposed rezoning would not interfere with these planned facilities.



Figure 4-1: Wide Sidewalk with Buffer Typology

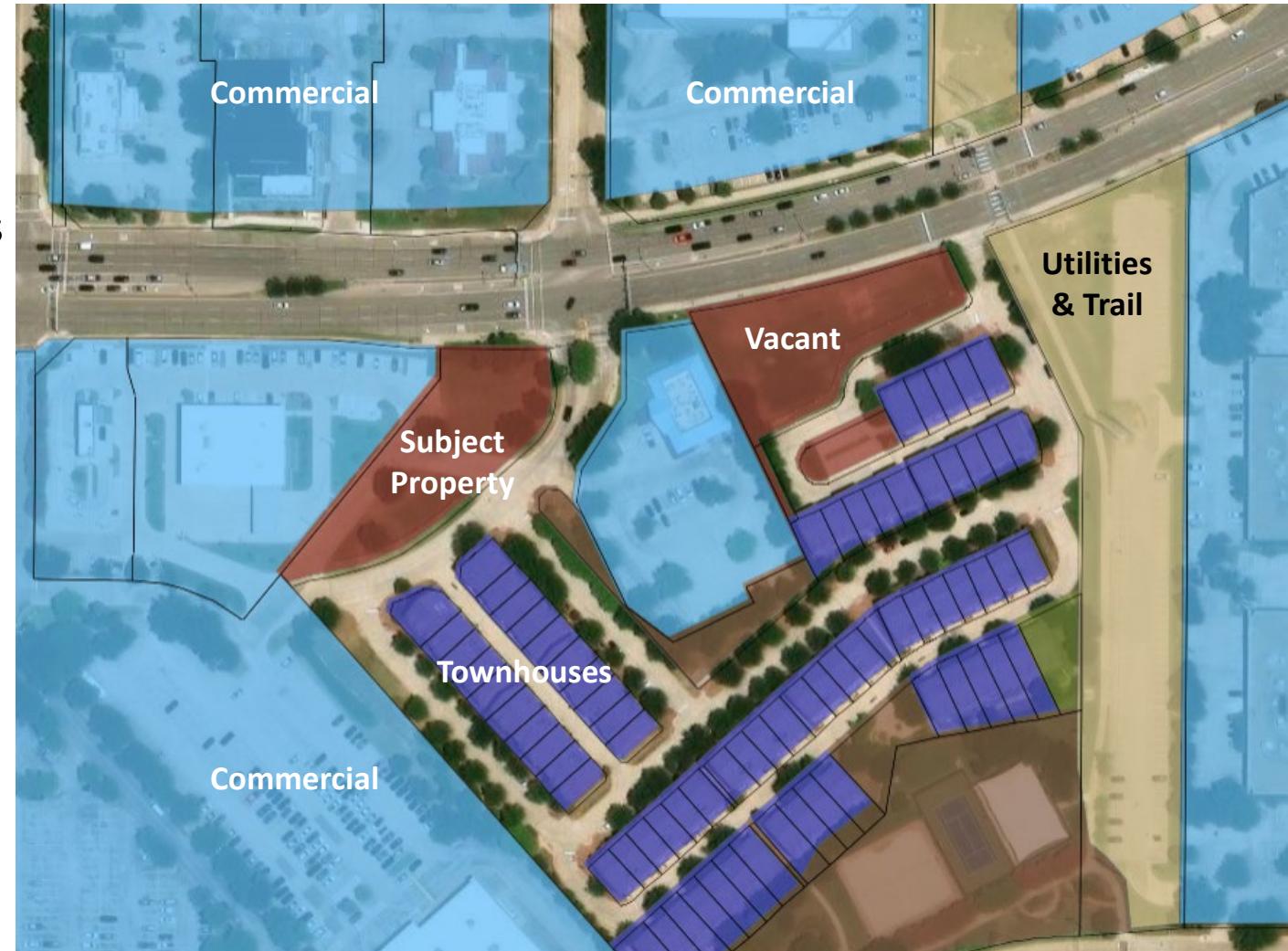


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Compatibility with Adjacent Land Use:

- Surrounded by fee-simple townhouses and various commercial uses.
- Uses permitted in the CL zoning district are compatible with the existing land use pattern.



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Compatibility with Adjacent Zoning:

- Surrounded by Planned Development and Mixed-Use Suburban Corridor zoning.
- Uses permitted in the CL zoning district are compatible with the surrounding zoning.



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PUBLIC NOTICE:

Notice of public hearing was provided to property owners within 200 feet of the subject property in accordance with Town and State law.

NOTICE RECIPIENTS: 20

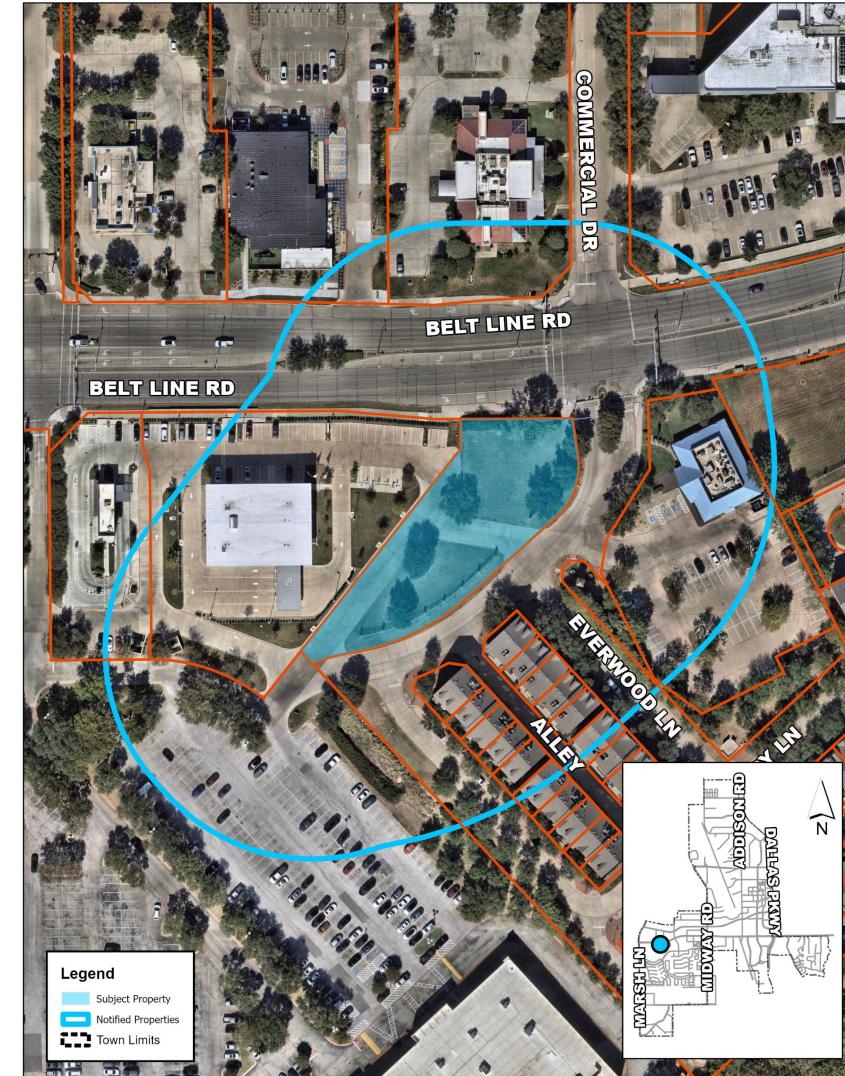
FOR: None.

AGAINST: None.

NEUTRAL: None.

PLANNING & ZONING COMMISSION ACTION:

Approval 7-0



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RECOMMENDATION:

Staff has reviewed the proposal and determined that it complies with the Town's development regulations and is consistent with the Town policies and the adopted master plans.