

# 1 Commercial Drive Rezone Request (1946-Z)

**February 10, 2026**

Korrie Becht, Assistant Director of  
Development Services



# Case 1946-Z / 1 Commercial Drive Rezoning

ADDISON

## LOCATION:

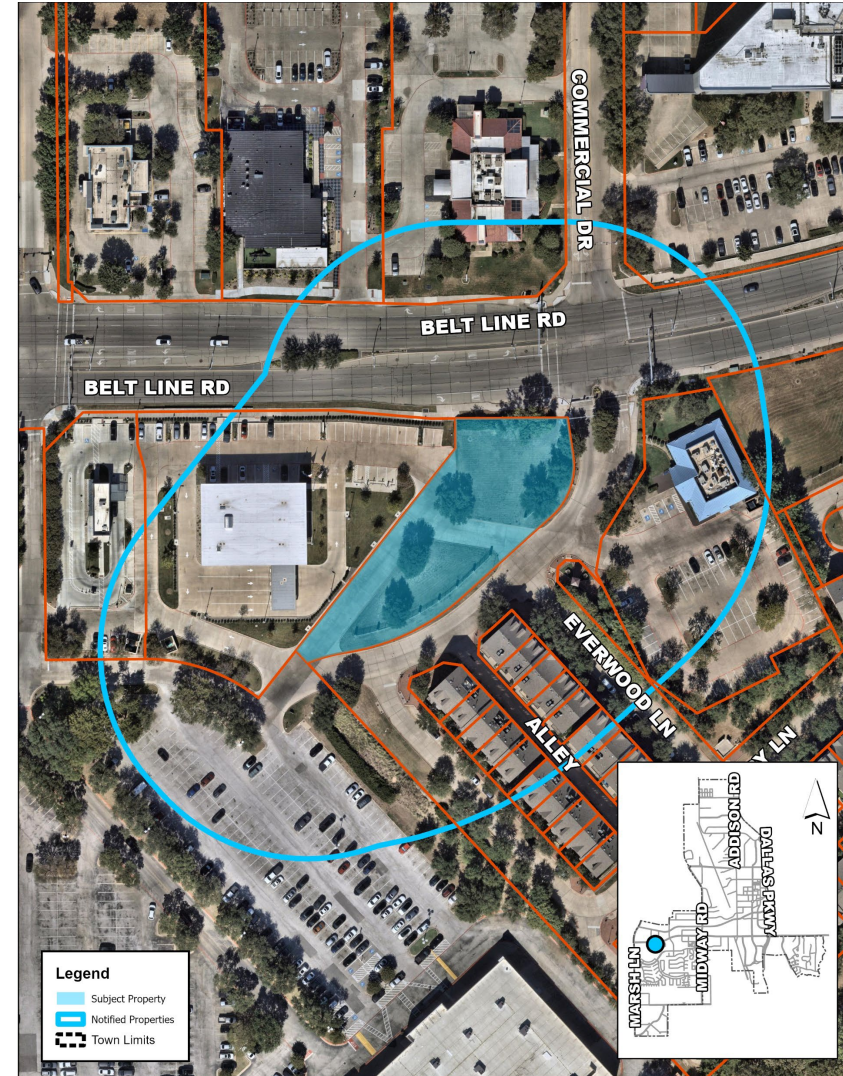
1 Commercial Drive

## 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.

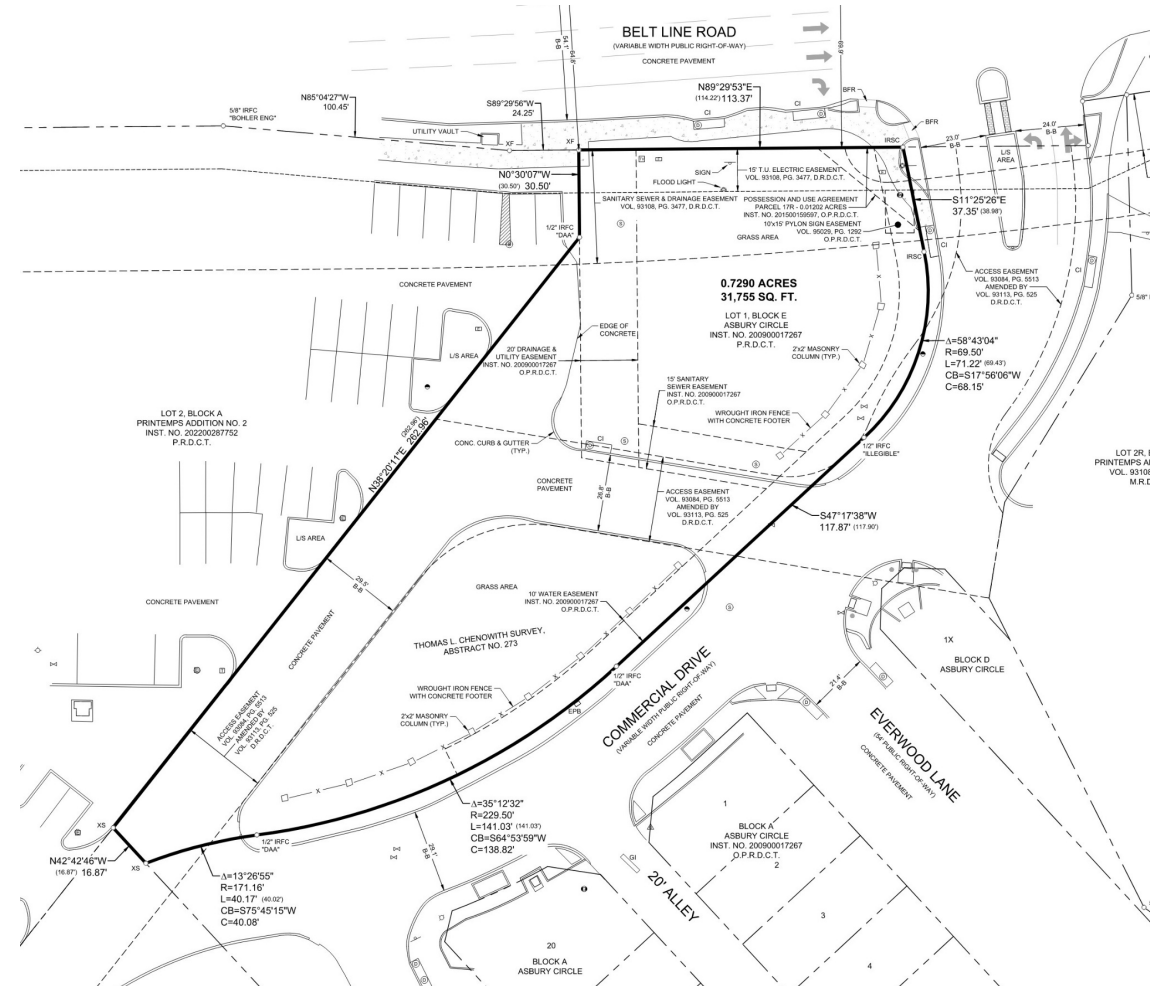
## ACTION REQUIRED:

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.



**(ADDISON)**

YEAR	ZONING DESIGNATION	ACTION TAKEN	NOTES
<b>PRE-1980</b>	Local Retail (LR) & Apartment (A)	Original zoning designation	Allowed typical commercial uses, multifamily, and other residential uses
<b>1980</b> <a href="#"><u>(PD ORD 626)</u></a>	Planned Development	Rezoned from LR/A to PD	Allowed typical commercial uses
<b>2006</b> <a href="#"><u>(006-026)</u></a>	Belt Line (BL)	Rezoned from PD to BL	Promoted flexible mixed-use redevelopment along Belt Line Road
<b>2025</b> <b>(025-015)</b>	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)
<b>PROPOSED</b>	Commercial Limited (CL)	Rezone from M-2 to CL	Allow construction of multi-tenant building



# Case 1946-Z / 1 Commercial Drive Rezoning

A blue circular logo with the word "ADDISON" in white capital letters.

## 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.

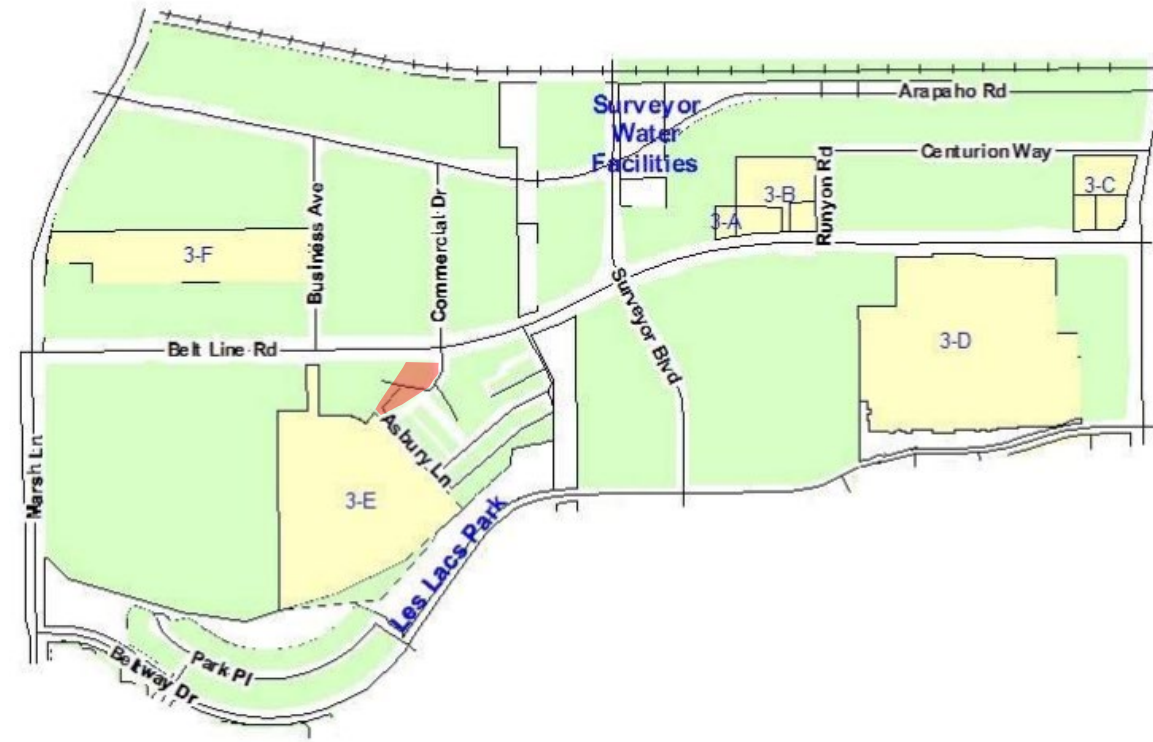


# Case 1946-Z / 1 Commercial Drive Rezoning

ADDISON

## 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

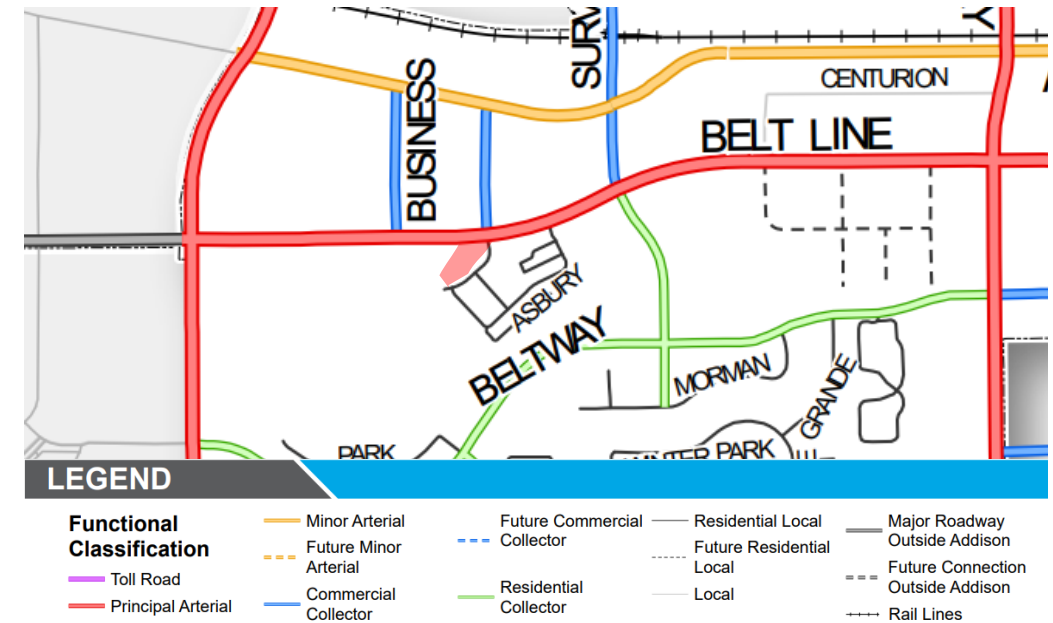


# Case 1946-Z / 1 Commercial Drive Rezoning

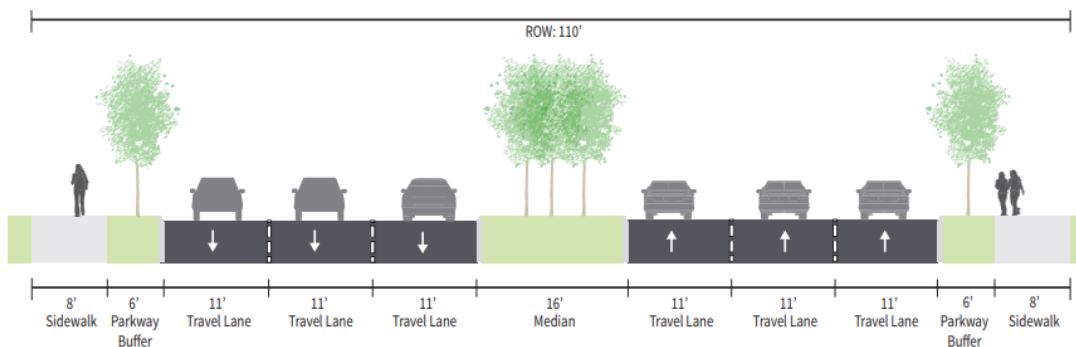
ADDISON

## Compatibility with the Master Transportation Plan:

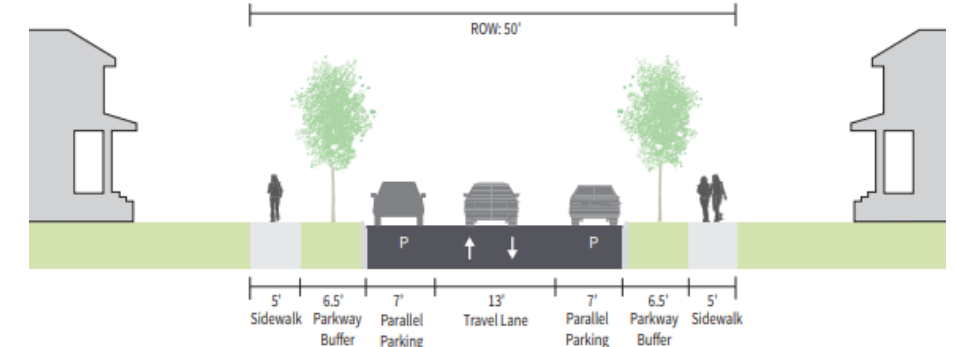
- Belt Line Road is designated as a Principal Arterial and Enhanced Pedestrian Corridor.
- Commercial Drive is designated as a Residential Local.
- Sufficient capacity with these street designations for this zoning designation.



### ENHANCED PEDESTRIAN Belt Line Road



### TYPICAL Commercial Drive



# Case 1946-Z / 1 Commercial Drive Rezoning

ADDISON

## 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).





# Case 1946-Z / 1 Commercial Drive Rezoning

ADDISON

## 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.

Belt Line Road

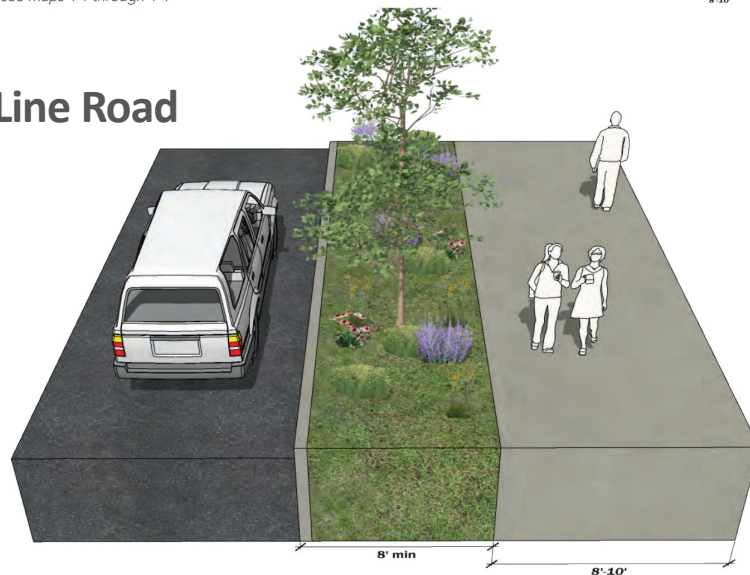


Figure 4-1: Wide Sidewalk with Buffer Typology



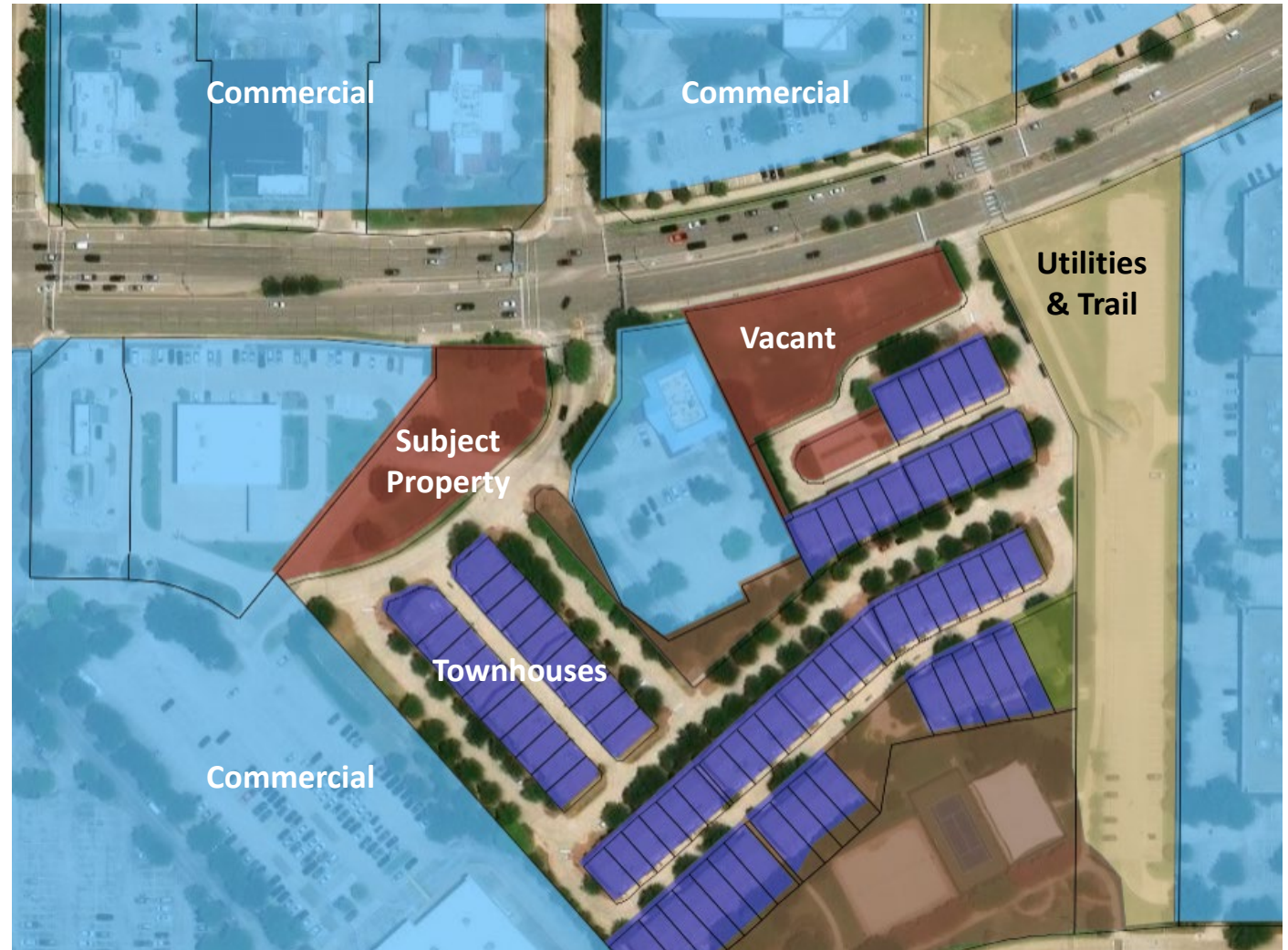


# Case 1946-Z / 1 Commercial Drive Rezoning

ADDISON

## 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.

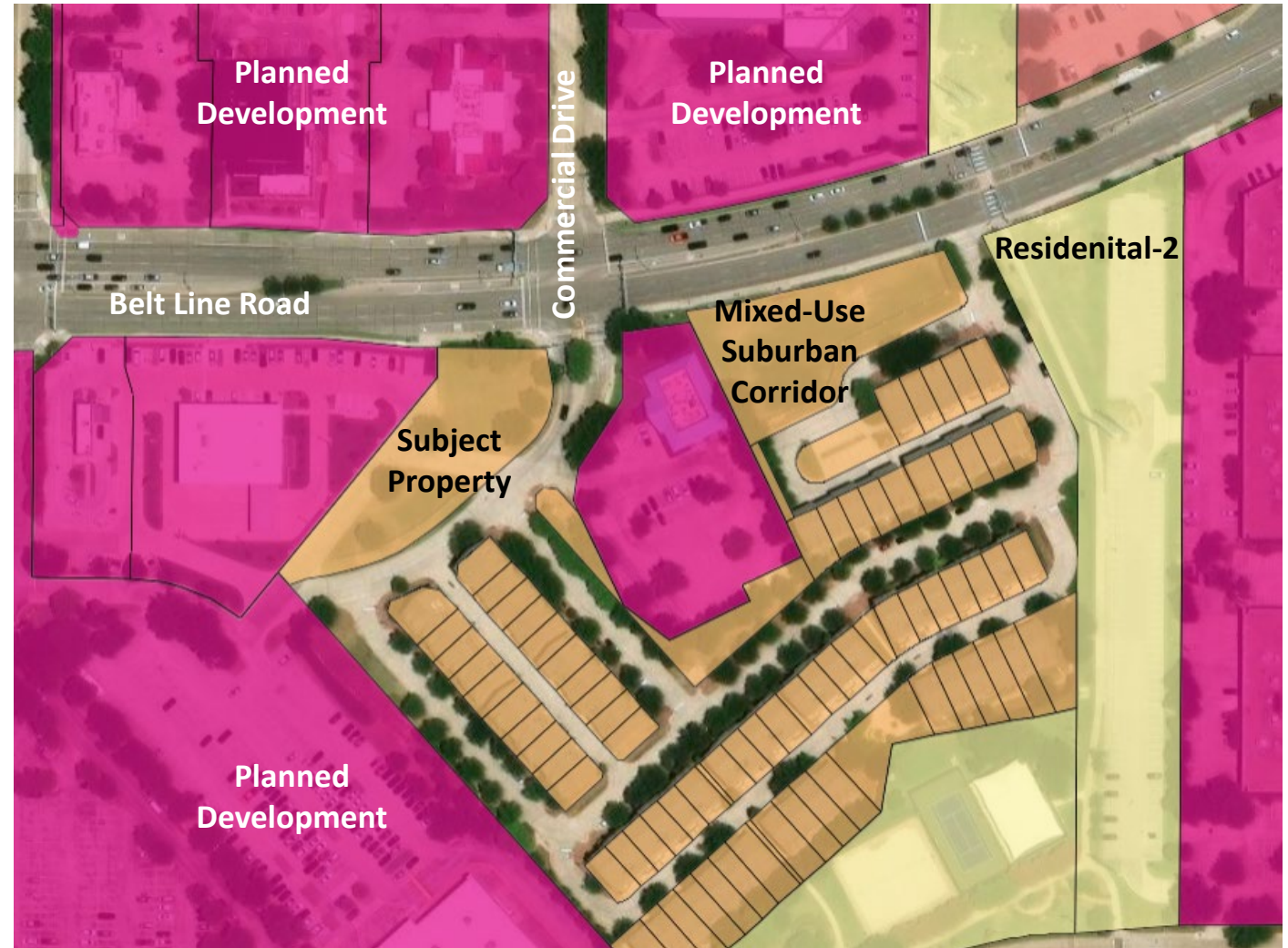


# Case 1946-Z / 1 Commercial Drive Rezoning

ADDISON

## 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.





# Case 1946-Z / 1 Commercial Drive Rezoning

ADDISON

## 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

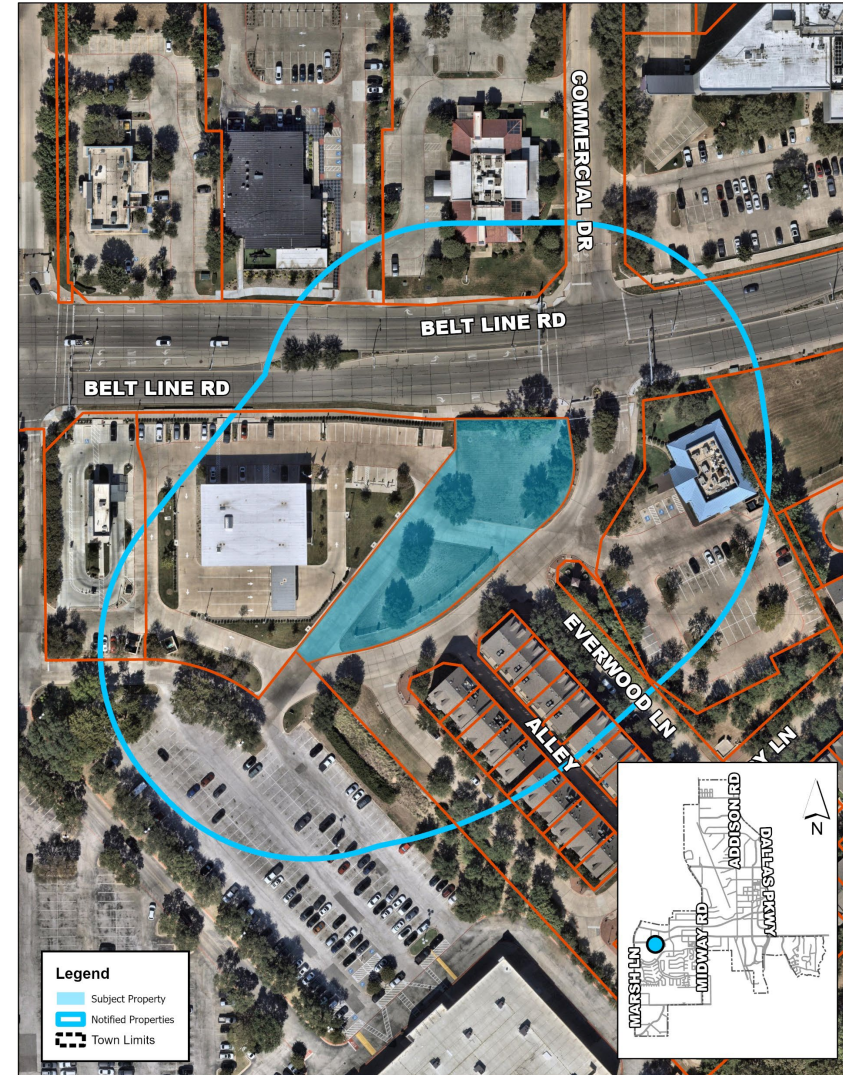
**FOR:** None.

**AGAINST:** None.

**NEUTRAL:** None.

## PLANNING & ZONING COMMISSION ACTION:

Approval 7-0





# Case 1946-Z / 1 Commercial Drive Rezoning

A blue circular logo with the word "ADDISON" in white capital letters.

ADDISON

## **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.