

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007-148

Property Owner: 562 Ltd. Partnership

Petitioner: Evans Delivery Company, Inc.

Location: Approximately 4.25 acres located on the southeast corner of Old Mount Holly Road and Aqua Chem Drive

Center, Corridor or Wedge: Center

Request: I-1 (CD), light industrial conditional district to I-2 (CD), heavy industrial conditional district

Summary

This petition proposes to rezone the property to I-2 (CD) to allow all uses in the I-1 district plus truck terminals.

Consistency and Conclusion

The proposed request is consistent with the *Northwest District Plan* and is appropriate for approval upon resolution of the outstanding site plan issues.

Existing Zoning and Land Use

The residential properties to the east are zoned R-5. The properties to the north, west, and south are zoned industrial and are developed for such purposes.

Rezoning History in Area

No rezonings have occurred in the immediate area in the past five (5) years.

Public Plans and Policies

The *Northwest District Plan* (adopted 1990) recommends industrial land uses for the subject locations.

The *Westside Strategic Plan* (adopted 2000) does not include specific land uses for property.

Proposed Request Details

The site plan accompanying this petition indicates that the uses will be limited to all uses in the I-1 district plus truck terminals. The plan shows one building with a maximum of 2,000 square feet. A chainlink security fence encloses the property and will be located on the inside of the buffer. All existing trees labeled on the site plan are to remain undisturbed.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT has no remaining transportation issues with this rezoning petition.

CATS. CATS did not have comments on this petition.

Storm Water. All Storm Water comments have been addressed.

School Information. This petition will not affect the school system.

Outstanding Issues

Land Use. This petition is consistent with the adopted plans for the area.

Site plan. The following site plan issues are outstanding:

- Storm water detention facilities should not be located within ANY setback.
- The fence on the side of the site facing the public right-of-way should be decorative and include plantings so as to screen the facility better.