

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006 - 85

Property Owner: Robert T. Godley Family, LLC

Petitioner: Robert T. Godley Family, LLC

Location: Approximately 6.3 acres located on the southeast corner of Westinghouse Boulevard and Goodrich Drive.

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

Summary

This request proposes to rezone a 6.3 acre parcel presently zoned both I-1 and I-2 to I-2(CD) to allow all I-2 uses, except junk yards with future expansion not to exceed 1.0 F.A.R.

Consistency and Conclusion

This request is consistent with the Southwest District Plan which recommends industrial uses on this site and is therefore considered appropriate for approval.

Existing Zoning and Land Use

The surrounding properties are zoned I-1 and I-2 and are occupied by industrial uses.

Rezoning History in Area

There have been no recent rezonings in the immediate vicinity.

Public Plans and Policies

Southwest District Plan (adopted 1991). This plan identifies the Westinghouse Boulevard Area as a regional employment base. The plan acknowledges the large amounts of industrially zoned property, recommending adequate buffer and edge relations to protect adjacent residential neighborhoods. The Southwest Adopted Future Land Use Map recommends industrial on this property and surrounding parcels.

Proposed Request Details

This request would allow all I-2 uses, except junk yards with a maximum square footage not to exceed 1.0 F.A.R. The site plan also includes the following:

- The developer will provide a 50 foot class “B” buffer along Westinghouse Boulevard.

- Additional right-of-way will be dedicated and conveyed on Goodrich Drive.
- Future lighting will be fully shielded.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT notes that this site could generate approximately 200 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 400 trips per day. This will have a minor impact on the surrounding thoroughfare system.

CATS. CATS did not comment on this request.

Connectivity. Connectivity is not an issue.

Storm Water. Storm water comments have been addressed.

School Information. This request will not impact the school system.

Outstanding Issues

Land Use. This request is consistent with the Southwest District Plan which recommends industrial uses on this site.

Site plan. There are no outstanding site plan issues.