

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006-170

Property Owner: The Babcock Holding Company LLC

Petitioner: Gary Babcock

Location: Approximately 4.29 acres locate on the north side of Wilkinson Boulevard west of Sam Wilson Road

Request: I-1 (CD), LLWPA, light industrial conditional to I-1 LLWPA, light industrial within the Lower Lake Wylie Protected Area

Summary

This petition proposes to eliminate the conditions established by petition 1987-31(C). The property is located within the Lower Lake Wylie Protected Area.

Consistency and Conclusion

The Dixie-Berryhill Plan recommends multi-family mixed use for the property. However the property and surrounding properties are is currently zoned and developed as industrial, and the request will allow the expansion of the existing use which contributes to the city's employment base. For these reasons, staff is recommending approval of this petition.

Background

A site plan amendment was approved in 1987 to allow the development of 7,200 square feet of warehouse, service, shop area and 2,592 square feet of office. Two "future" buildings with 6,000 square feet, tractor-trailer and golf cart parking and a putting green were also shown on the site plan. The existing one-story structure contains 12,064 square feet and was built in 1987.

Existing Zoning and Land Use

The properties to the west and east are zoned industrial and are used for industrial/commercial purposes. To the north the property is zoned R-MH and is an existing manufactured home park. Across Wilkinson Boulevard the properties are a mix of industrial and commercial and are vacant with the exception of one industrial building.

Rezoning History in Area

No rezoning has occurred in the immediate area in the last five years.

Public Plans and Policies

The *Dixie-Berryhill Strategic Plan* (2003) recommends Multi-Family Mixed Use on this parcel. The Multi-Family Mixed Use land use category calls for attached housing up to 12 units to the acre except in the transit community. Some service level retail uses would be allowed if the site is greater than 150 acres. The maximum amount of retail recommended is 75,000 square feet per development.

The *Southwest District Plan* (1993) recommends Industrial uses on the site.

Proposed Request Details

There is no site plan associated with this conventional request.

Public Infrastructure

Traffic Impact / CDOT Comments. This site could generate approximately 250 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 250 trips per day. This will have a minor impact on the surrounding thoroughfare system. CDOT has the following specific comments that are critical to their support of the rezoning petition:

- The driveway on Wilkinson Boulevard will remain restricted to right-in/right-out movements.

CATS. CATS did not have comments on this petition.

Storm Water. Storm Water Services indicates that no additional requirements are needed at this time.

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

Outstanding Issues

Land Use. The use is inconsistent with the *Dixie-Berryhill Strategic Plan*, which recommends Multi-Family Mixed Use on this parcel, but is in keeping with the *Southwest District Plan's* recommendation for Industrial uses on the site. This is an existing use and contributes to the city's employment base. Therefore, this request can be supported.

Site plan. There is no site plan associated with this conventional petition.