

ZONING MAP AMENDMENT

Triton Holdings Industrial

NARRATIVE

The Applicant and property owner of 490 Substation Road, PID#s 0407-10-0008 and 0407-10-0009 (the “Property”), submits this application to amend its current Zoning Map designation from RMF-1 to Industrial. This application is filed with a concurrent Comprehensive Plan Amendment application that seeks to amend the current FLU designation from High-Density Residential to Industrial, which would allow for this proposed Zoning Map amendment.

The Property is located along and accessed from Substation Road and is approximately 2.0 (+/-) acres. It is situated in the Gateway Neighborhood, has the current Future Land Use Designation of High-Density Residential (subject to change per the concurrently filed CPA application), and zoning map designation of RMF-1. The Property is presently used by the applicant and property owner in connection with its contracting business.

The Property is surrounded by the following adjacent properties:

Direction	PID	Zoning	Use	Existing Conditions
North	0407-07-0004	Industrial	Manufacturing	Home to industrial operations of Southern Spring and Stamping, Inc.
North	0407-07-0005	RMF-4	Residential	Existing residential structure; not homestead property and likely rental
East	0407-10-0014	RMF-1	Commercial/Office Professional/Civic	Home to non-profit operations of Christopher’s of Epiphany
South	0407-10-1100	RMF-1	Development proposal in process for multi-family residential	Vacant with pending development plans
West	0407-11-0011	Industrial	Warehousing and Office	Home to operations of Turbine Weld Industries, LLC

The Applicant proposes this Zoning Map Amendment along with its concurrently filed Comprehensive Plan Amendment to: (1) bring the Property’s Future Land Use and zoning designations into compliance with its existing use; and, (2) allow for the Property to be improved and redeveloped (through a subsequent Site and Development Plan proposal) for light industrial operations.