

COMPREHENSIVE PLAN 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 Future Land Use designation from High Density Residential to Industrial.

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 Future Land Use Designation of High-Density Residential 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	FLU	Use	Existing Conditions
North	0407-07-0004	Industrial	Manufacturing	Home to industrial operations of Southern Spring and Stamping, Inc.
North	0407-07-0005	High-Density Residential	Residential	Existing residential structure; not homestead property and likely rental
East	0407-10-0014	High-Density Residential	Commercial/Office Professional/Civic	Home to non-profit operations of Christopher’s of Epiphany
South	0407-10-1100	High-Density Residential	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 seeks this Comprehensive Plan Amendment along with its concurrently filed Zoning Map 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.