

Laurel Road Storage

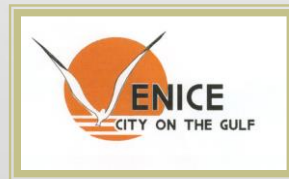
Rezone Petition No. 16-05RZ

Project Owner and Agent:

Owners: Laurel Road Storage, LLC

Gaylon & Laura Peters

Agent: Jeffery Boone, Boone Law Firm



We serve with PRIDE

Zoning Map Amendment

Laurel Road Storage

Petition Summary Information (Staff Report Page 1):

Owner: Laurel Road Storage, LLC **Parcel ID #s:** 0387-01-0009 & 0387-01-0005

Agent: Jeffery Boone, Boone Law Firm

Addresses: 3496 & 3500 Laurel Road East **Parcel Size:** 5.81 acres

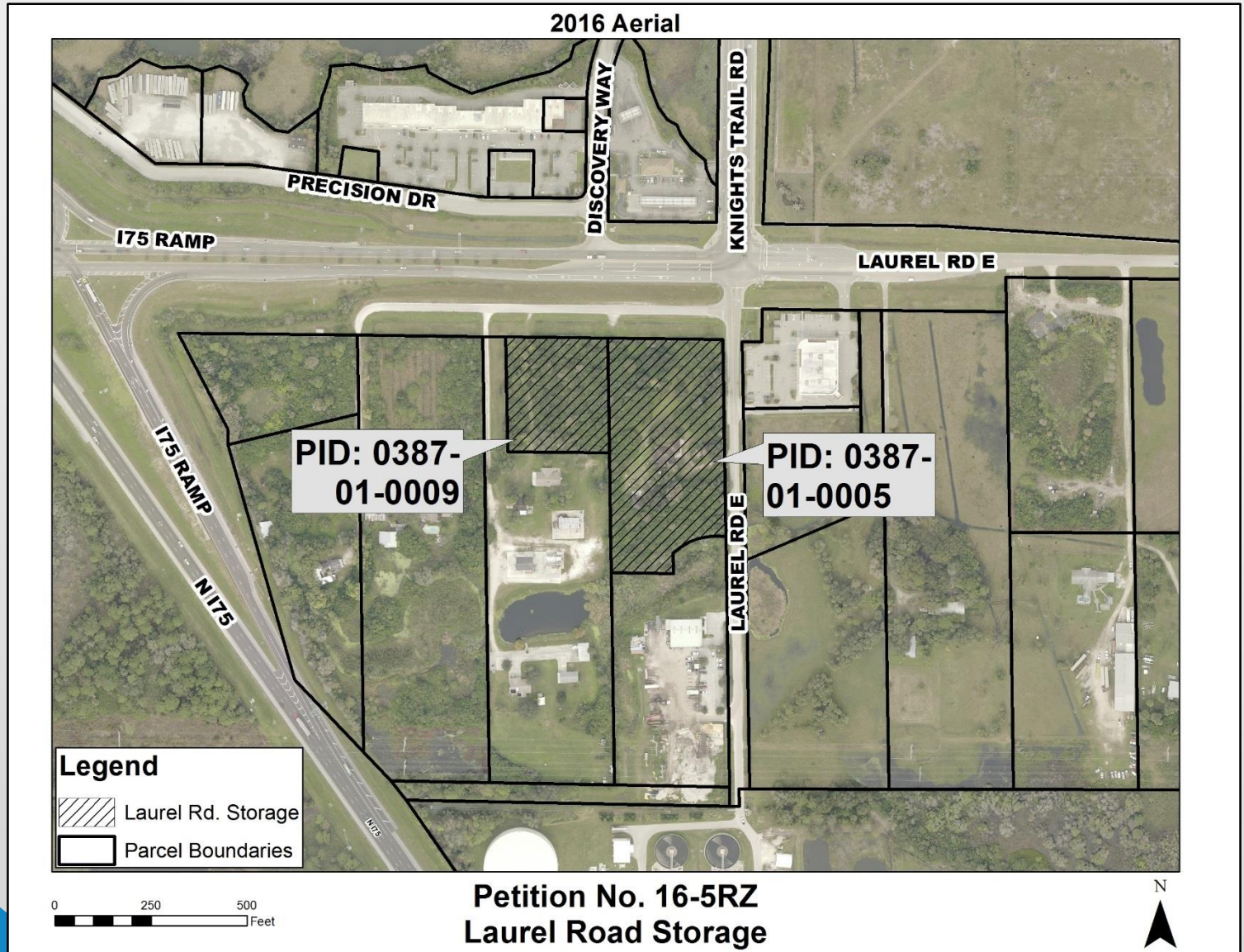
Existing Zoning Districts: Commercial, Intensive (CI) & Commercial, Highway Interchange (CHI)

Proposed Zoning District: Commercial, Intensive (CI) & Commercial, General (CG)

Future Land Use Designation: Commercial

Concurrent Applications: Site and Development Plan Petition No. 16-1SP
Special Exception Petition No. 16-1SE

Aerial Photograph (Staff Report Map 2)



Photographs of On-Site & Off-Site Conditions



Access to the subject property is from two local roads, both named Laurel Road E.



A light industrial business abutting the subject property to the south

Photographs of On-Site & Off-Site Conditions



Two of several buildings on the property abutting the subject property to the west



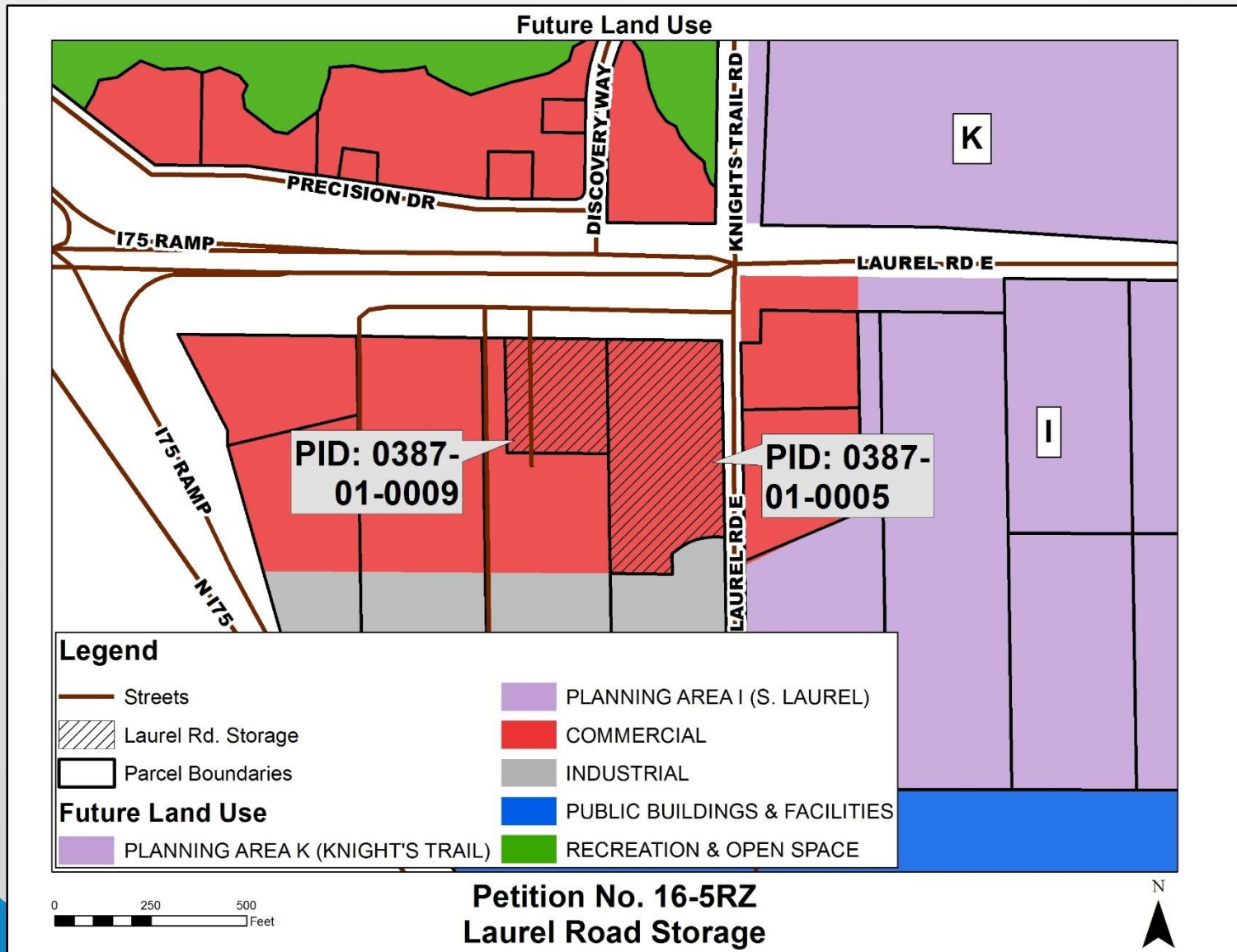
A CVS store to the east of the subject property

Surrounding Property Information

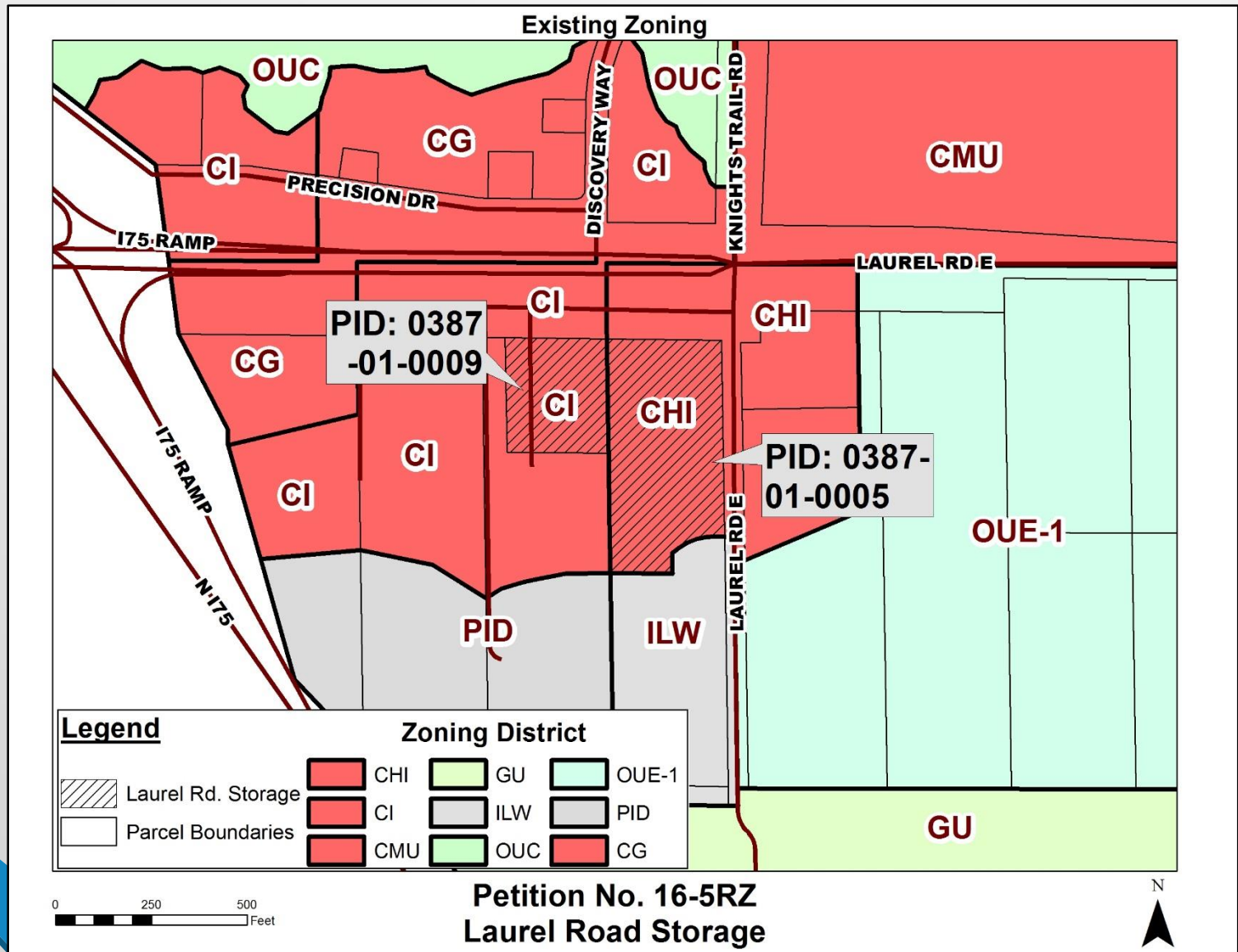
(staff report page 5)

Direction	Existing Land Use(s)	Existing Zoning District(s)	Future Land Use Map Designation(s)
North	Gas station/convenience store and commercial plaza	Commercial, Intensive (CI) and Commercial, General (CG)	Commercial
West	Mixed use commercial and residential, and vacant land	CI	Commercial
South	Excavation company w/ recycling facility and city wastewater treatment facility	Industrial, Light and Warehousing (ILW) and Planned Industrial Development	Industrial
East	Drug store and vacant land	Commercial, Highway Interchange (CHI)	Commercial

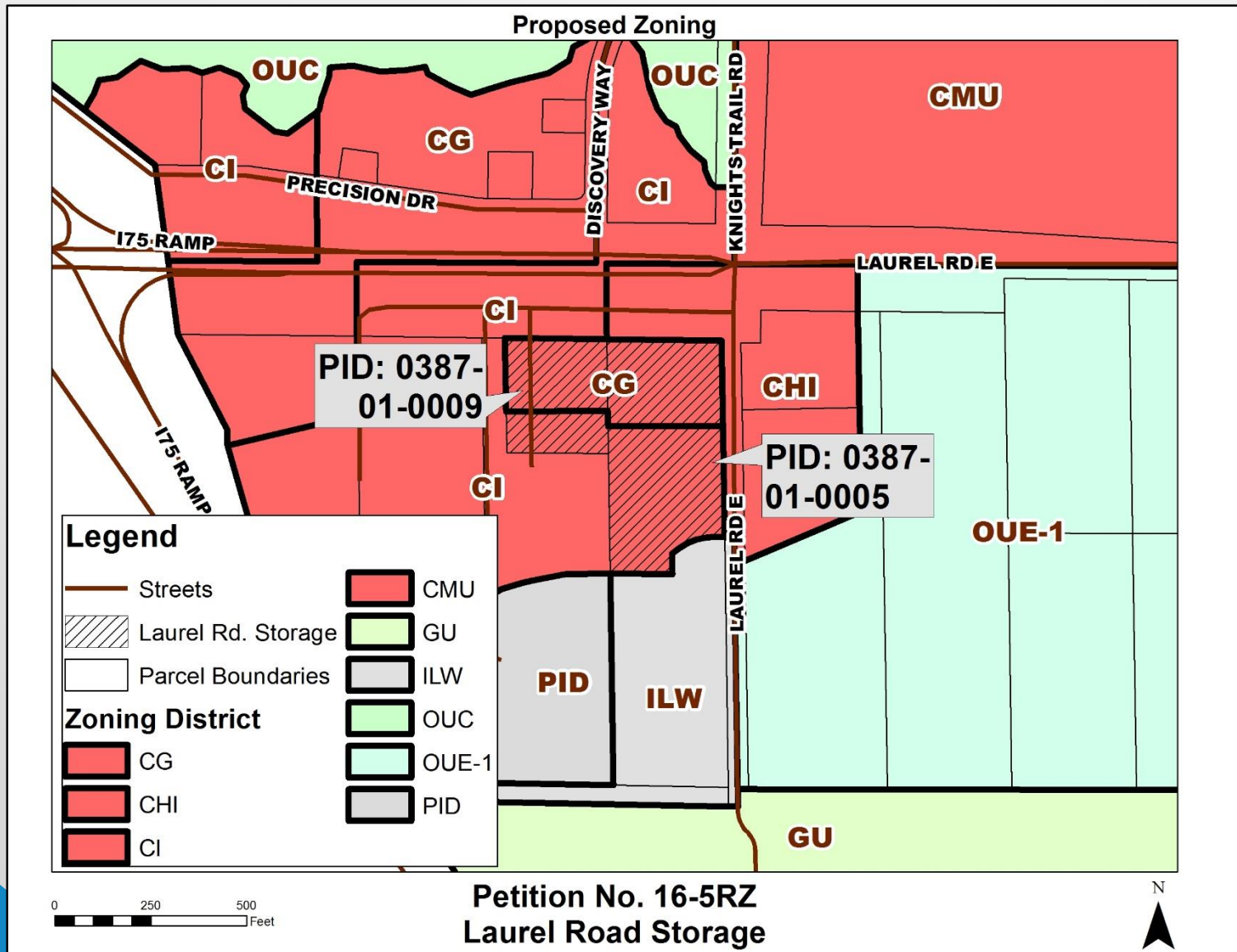
Future Land Use Map (Staff Report Map 3)



Existing Zoning Map (Staff Report Map 4)



Proposed Zoning Map (Staff Report Map 5)



Zoning Analysis (Staff Report Pages 8 & 9)

Comparison of Use Regulations:

- **The net effect of the zoning map amendment is to replace CHI zoning with CG zoning and retain CI zoning**
- **Permitted uses in the CHI district are limited to four automotive-related uses, hotels, motels and similar accommodations, restaurants, souvenir shops, tourist information/welcome centers and emergency medical clinics**
- **The CG district has twelve board categories of general commercial uses and a total of 46 typical permitted uses listed**

Zoning Analysis (Staff Report Pages 8 & 9)

Comparison of District Development Standards:

	Existing Zoning Districts		Proposed Zoning Districts	
Zoning Standard	CHI	CI	CI	CG
Maximum Lot Coverage	35% of lot area	Unrestricted	Unrestricted	Unrestricted
Maximum Building Height	35 feet by-right, up to 85 feet w/conditional use	35 feet	35 feet	35 feet by-right, up to 85 feet w/conditional use

Note: Any zoning district in the commercial future land use map designation is subject to a maximum FAR of 1.0.

Staff Summary/Findings of Fact (Staff Report Pages 2 & 3)

- 1) **Finding of Fact (Evaluation of Existing/Proposed Zoning):** *The layout of the proposed zoning districts provides a more traditional sequencing or transition of zoning districts on the south side of Laurel Road (with CG zoning along Laurel Road, CI zoning south of the CG zoning, and Industrial, Light and Warehousing (ILW) south of the CI zoning). Compared to the existing zoning of the subject property, the proposed zoning map amendment allows for more uses to implement the commercial future land use map designation. While there is a difference in the existing and proposed district maximum lot coverage standards, any zoning district in the commercial future land use map designation is subject to a maximum FAR of 1.0.*
- 2) **Finding of Fact (Comprehensive Plan):** *The proposed CI and CG zoning districts are consistent with the commercial future land use designation. Compared to the existing zoning of the subject property, the proposed zoning map amendment will have the effect of allowing more uses to implement the commercial future land use designation. The proposed CI and CG zoning districts are compatible with surrounding commercial and industrial zoning districts and no single-family neighborhood requiring protection exists in the vicinity of the subject property. Land use compatibility will be further evaluated as part of the review of the concurrently-processed site and development plan.*

Staff Summary/Findings of Fact (Staff Report Pages 2 & 3)

- 3) **Finding of Fact (Concurrency):** *A preliminary concurrency analysis identified no concerns regarding the availability of adequate public facilities to accommodate development subject to the proposed zoning. A final concurrency analysis resulting in the issuance of a certificate of concurrency will need to be obtained prior to any development of the subject property.*
- 4) **Findings of Fact (Applicable Rezoning Considerations):** *Staff has provided the applicant's evaluation of the applicable rezoning considerations contained in Section 86-47 (f) (1) a-p, of the Land Development Code. When appropriate, staff has supplemented the applicant's evaluation to provide additional information to be considered. Sufficient information has been provided for the Planning Commission to evaluate the consideration.*

Based upon the above analysis, there is sufficient basis for the Planning Commission to make recommendation to City Council regarding Zoning Petition No. 16-5RZ.