

# PLANNING COMMISSION FINAL REPORT

Case No.: 0314-02

HTE No. 14-10000010

Planning Commission Hearing Date: March 26, 2014

<b>Applicant &amp; Legal Description</b>	<p><b>Applicant/Owner:</b> Morent, LLC – Series A  <b>Legal Description/Location:</b> Lot 4, Block 16-D, Lokey Subdivision, located along the north side of Wooldridge Road, approximately 530 feet east of South Staples Street.</p>				
<b>Zoning Request</b>	<p><b>From:</b> “CG-2” General Commercial District  <b>To:</b> “IL” Light Industrial District  <b>Area:</b> 0.55 acres  <b>Purpose of Request:</b> To allow a moving company with fleet parking of medium to large size trucks.</p>				
<b>Existing Zoning and Land Uses</b>		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>	
	<i>Site</i>	“CG-2” General Commercial	Commercial	Commercial	
	<i>North</i>	“CG-2” General Commercial	Vacant	Commercial	
	<i>South</i>	“CG-2” General Commercial	Commercial	Commercial	
	<i>East</i>	“IL” Light Industrial	Vacant	Commercial	
	<i>West</i>	“CG-2” General Commercial	Commercial	Commercial	
<b>ADP, Map &amp; Violations</b>	<p><b>Area Development Plan:</b> The subject property is located within the boundaries of the Southside Area Development Plan and is planned for commercial uses. The proposed change of zoning to the “IL” Light Industrial District is not consistent with the adopted Future Land Use Plan, which slates the property for commercial uses.  <b>Map No.:</b> 043034  <b>Zoning Violations:</b> None</p>				
<b>Transportation</b>	<p><b>Transportation and Circulation:</b> The subject property has access to Wooldridge Road, which is a proposed “C3” Primary Collector street. The subject property has indirect access to South Staples Street, which is an “A2” Secondary Arterial Divided street, via Wooldridge Road.</p>				
<b>Street R.O.W.</b>	<b>Street</b>	<b>Urban Transportation Plan Type</b>	<b>Proposed Section</b>	<b>Existing Section</b>	<b>Traffic Volume</b>
	Wooldridge Rd.	“C3” Primary Collector	75’ ROW 50’ paved	70’ ROW 50’ paved	Not Available

## **Staff Summary:**

**Requested Zoning:** The applicant is requesting a change of zoning from the “CG-2” General Commercial District to the “IL” Light Industrial District to allow a moving company with fleet truck parking to be located at the subject property.

**Development Plan:** The applicant is proposing to use the rear of the property for parking moving trucks overnight. The trucks are medium to large size trucks up to 24 feet in length. The applicant plans to add pavement to the rear portion of the property in order to accommodate turning movements of the larger trucks. A gate will restrict public access to the rear portion of the property. Four parking spaces will be provided in the front of the building for customer parking. Per the Unified Development Code (UDC), the applicant will be required to provide a buffer of five points along the north and west property lines.

**Existing Land Uses & Zoning:** North of the subject property is vacant land zoned “CG-2” General Commercial District. West of the subject property is a mini-storage facility zoned “CG-2” General Commercial District. South of the subject property, across Wooldridge Road, is Wings and More restaurant zoned “CG-2” General Commercial District. East of the subject property is a vacant property zoned “IL” Light Industrial District.

**AICUZ:** The subject property is **not** located in a Navy Air Installation Compatibility Use Zones (AICUZ).

**Comprehensive Plan & Area Development Plan (ADP) Consistency:** The subject property is located within the boundaries of the Southside ADP and the proposed rezoning is not consistent with the adopted Future Land Use Plan, which slates the property for commercial uses. Although inconsistent with the Future Land Use Plan, the proposed rezoning is consistent with pertinent elements of the Comprehensive Plan.

## **Department Comments:**

- Although there are existing commercial properties to the north and west of the subject property, buffer requirements and screening would be used to minimize the nuisance of the light industrial uses on the adjacent properties.
- The proposed rezoning is compatible with the current zoning and development patterns of the abutting properties to the east and northeast. The property to the west is a mini-storage facility and a moving company would not be intrusive to that use or to the vacant land north of the subject property.
- The proposed rezoning would not have a negative impact on the surrounding neighborhood.
- Although inconsistent with the Future Land Use Plan, a light industrial use would be appropriate for this area and would be an expansion of the zoning immediately to the east.
- The Future Land Use Plan calls for the subject property, as well as all of the properties on the west side of La Costa Drive, to be commercial uses. It is unlikely

that the light industrial zoning along La Costa Drive will become commercial in the future. An expansion of the light industrial zoning district is reasonable when directly adjacent to the existing light industrial corridor on La Costa Drive.

**Planning Commission and Staff Recommendation (March 26, 2014):**

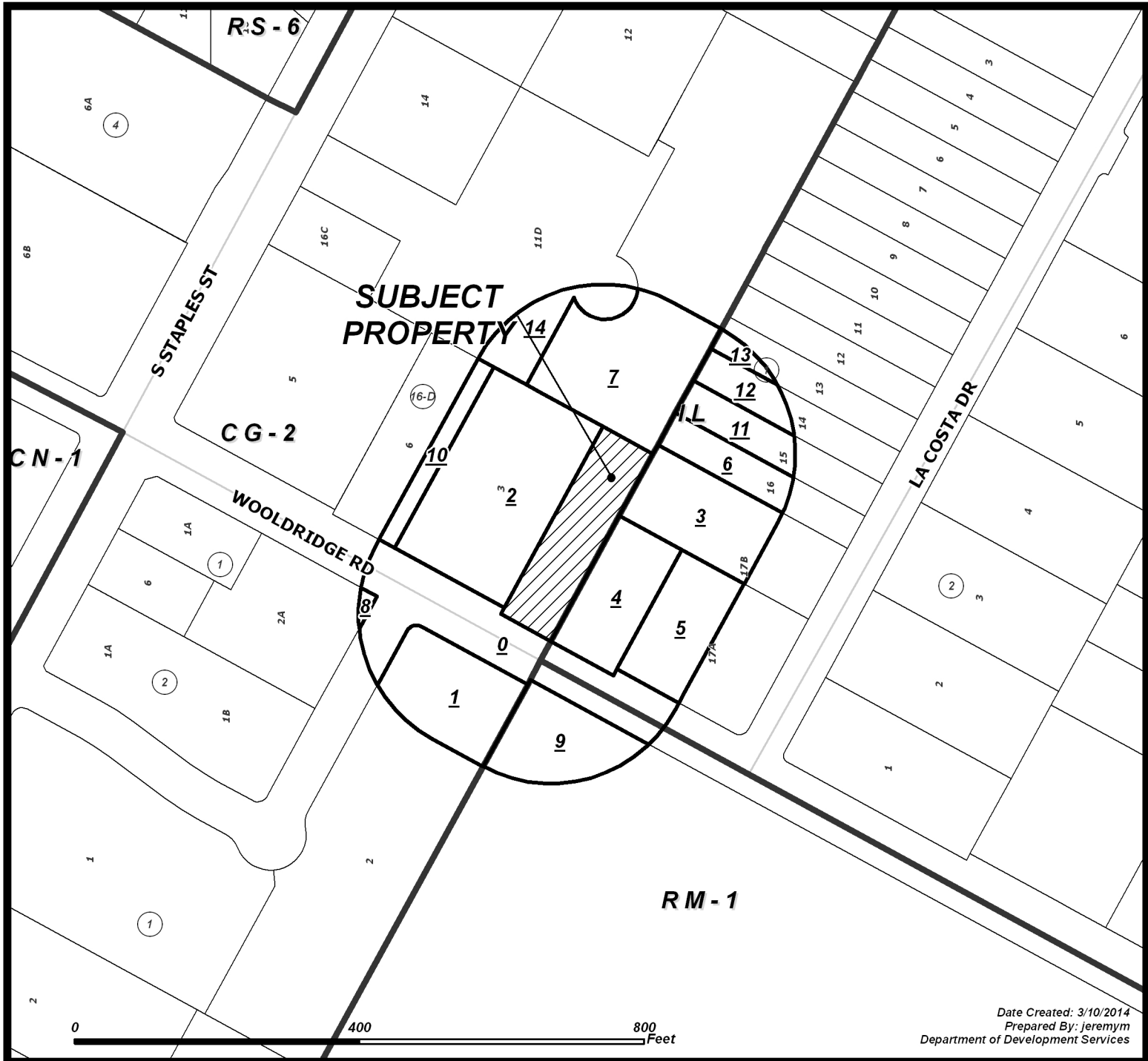
Approval of the change of zoning from the “CG-2” General Commercial District to the “IL” Light Industrial District.

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<b>Public Notification</b>	Number of Notices Mailed – 29 within 200-foot notification area; 3 outside notification area
	<b><u>As of March 27, 2014:</u></b>
	In Favor – 1 inside notification area; 0 outside notification area
	In Opposition – 0 inside notification area; 0 outside notification area
For 0.00% in opposition.	

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

Attachments:            Location Map (Existing Zoning & Notice Area)  
                                 Site Plan

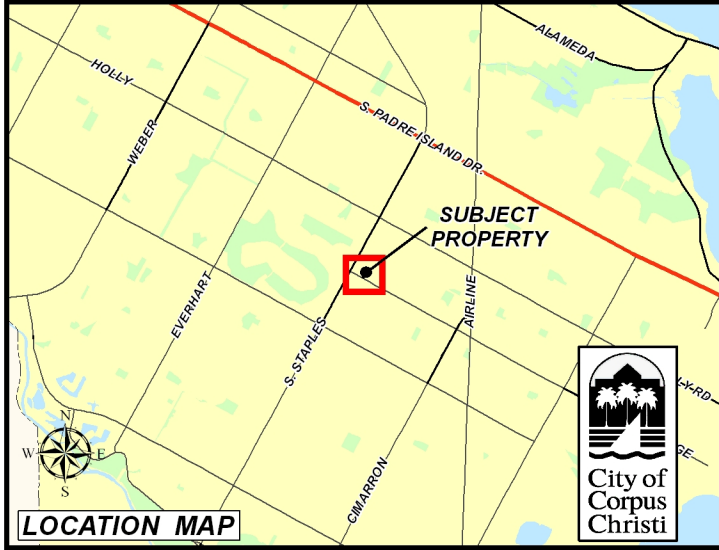


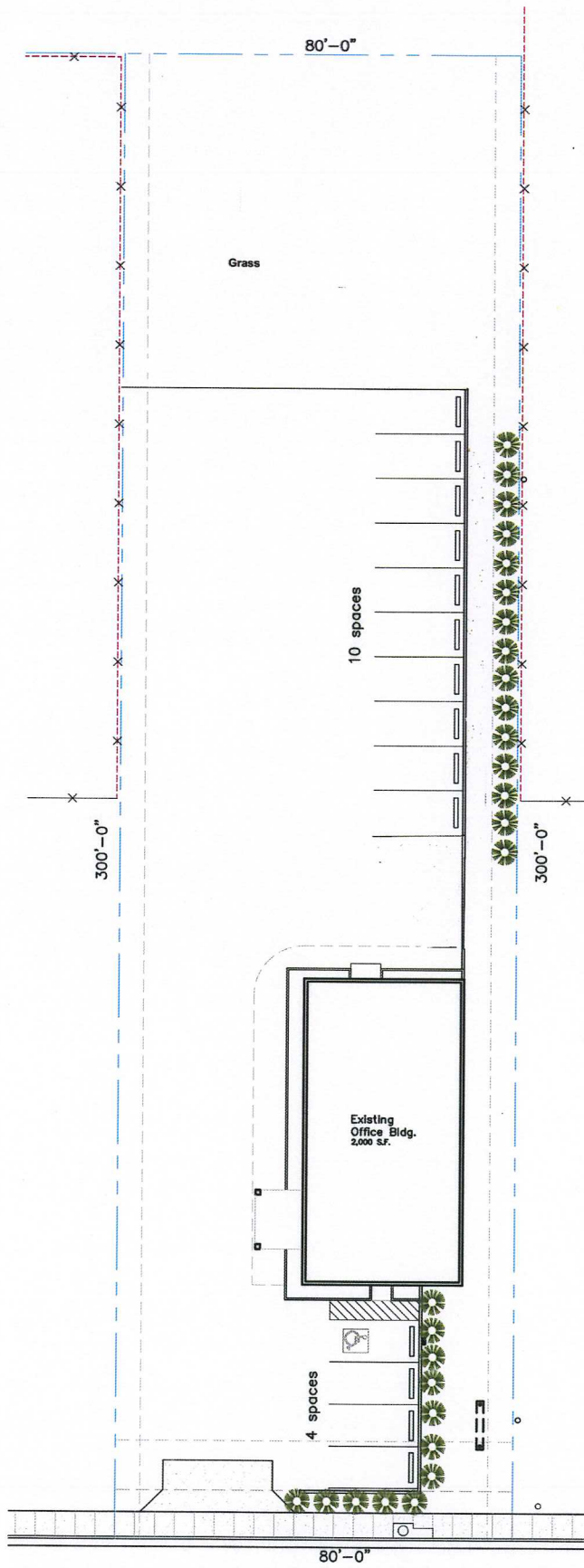
Date Created: 3/10/2014  
 Prepared By: jeremym  
 Department of Development Services

## CASE: 0314-02 ZONING & NOTICE AREA

RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF	Two-Family
CR-1	Resort Commercial	RS-15	Single-Family 15
CR-2	Resort Commercial	RE	Residential Estate
CG-1	General Commercial	RS-TH	Townhouse
CG-2	General Commercial	SP	Special Permit
CI	Intensive Commercial	RV	Recreational Vehicle Park
CBD	Downtown Commercial	RMH	Manufactured Home
CR-3	Resort Commercial		
FR	Farm Rural		
H	Historic Overlay		
BP	Business Park		

-  Subject Property with 200' buffer
-  Owners in favor
-  Owners within 200' listed on attached ownership table
-  Owners in opposition





Wooldridge Road