

PLANNING COMMISSION FINAL REPORT

Case No.: 0214-02
 HTE No. 14-10000001

Planning Commission Hearing Date: February 12, 2014

Applicant & Legal Description	<p>Applicant/Owner: Congregation of Divine Providence, Inc. Legal Description/Location: Being 40 acres of land, more or less, out of the northeast corner of Lot 1 of the Margaret Kelly Land, located on the south side of Bear Lane, approximately 350 feet west of Junior Beck Drive</p>			
Zoning Request	<p>From: "FR" Farm Rural District To: "IL" Light Industrial District Area: 40 acres Purpose of Request: To allow future development of light industrial uses.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"FR" Farm-Rural	Vacant	Light Industrial
	<i>North</i>	"IL" Light Industrial	Light Industrial	Light Industrial
	<i>South</i>	"FR" Farm-Rural	Vacant	Light Industrial
	<i>East</i>	"IL" Light Industrial	Vacant and Light Industrial	Light Industrial
	<i>West</i>	"FR" Farm-Rural	Vacant	Light Industrial
ADP, Map & Violations	<p>Area Development Plan: The subject property is located in the Port/Airport/Violet Area Development Plan (ADP) and is planned for light industrial uses. The proposed change of zoning to the "IL" Light Industrial District is consistent with the adopted Future Land Use Plan. Map No.: 052041 Zoning Violations: None</p>			

Transportation	Transportation and Circulation: The subject property has access to Bear Lane, which is an “A1” Minor Arterial street.				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume (2010)
	Bear Lane	“A1” Minor Arterial	95’ ROW 64’ paved	78’ ROW 25’ paved	Not Available

Staff Summary:

Requested Zoning: The applicant is requesting a change of zoning from the “FR” Farm Rural District to the “IL” Light Industrial District to allow the development of an oil field service company, Cameron International.

Applicant’s Development Plan: The applicant plans to sell the land after rezoning. The potential buyer is Cameron International. Cameron International proposes to develop a 120,000-square foot facility, of which 16,500 square feet will be office use. The office building will be two stories with a height of 30 feet. The workshop building will be 103,500 square feet. The business will have approximately 350 employees and hours of operation will be 24-hours per day, seven days a week, and working in two or three shifts.

Existing Land Uses & Zoning: The property north of the subject property across Bear Lane is zoned “IL” Light Industrial District and is occupied by the RTA, which is a light industrial use. East of the subject property is zoned “IL” Light Industrial District and consists of vacant land and light industrial uses. West and south of the subject property is vacant land zoned “FR” Farm Rural 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 within the boundaries of the Port/Airport/Violet ADP and the proposed rezoning is consistent with the adopted Future Land Use Plan, which slates the property for light industrial uses.

Department Comments:

- The proposed rezoning is consistent with the Comprehensive Plan.
- The proposed rezoning would not negatively impact the surrounding properties and the property to be rezoned is suitable for light industrial uses.
- The proposed rezoning is compatible with the present zoning and conforming uses of nearby properties and to the character of the surrounding area.

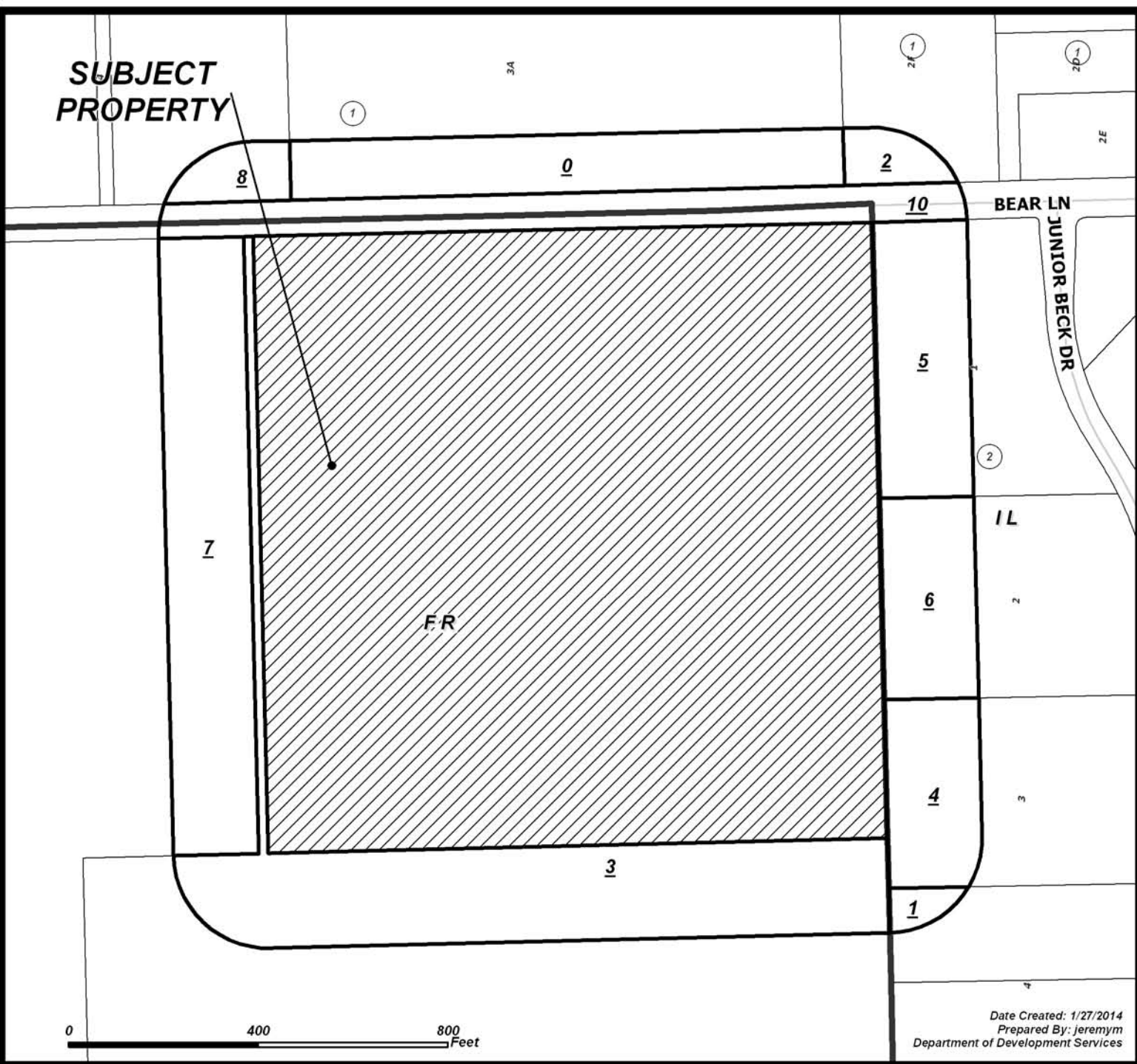
Planning Commission and Staff Recommendation (February 12, 2014):

Approval of the change of zoning from the "FR" Farm Rural District to the "IL" Light Industrial District.

Public Notification	Number of Notices Mailed – 8 within 200-foot notification area; 5 outside notification area
	<u>As of February 24, 2014:</u>
	In Favor – 0 inside notification area; 0 outside notification area
	In Opposition – 0 inside notification area; 0 outside notification area
For 0.00% in opposition.	

- Attachments:
1. Location Map (Existing Zoning & Notice Area)
 2. Conceptual Site and Phasing Plan

SUBJECT PROPERTY

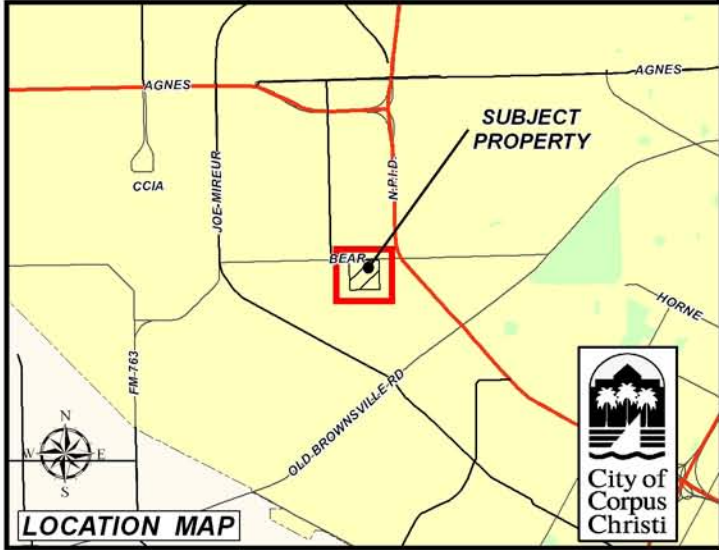


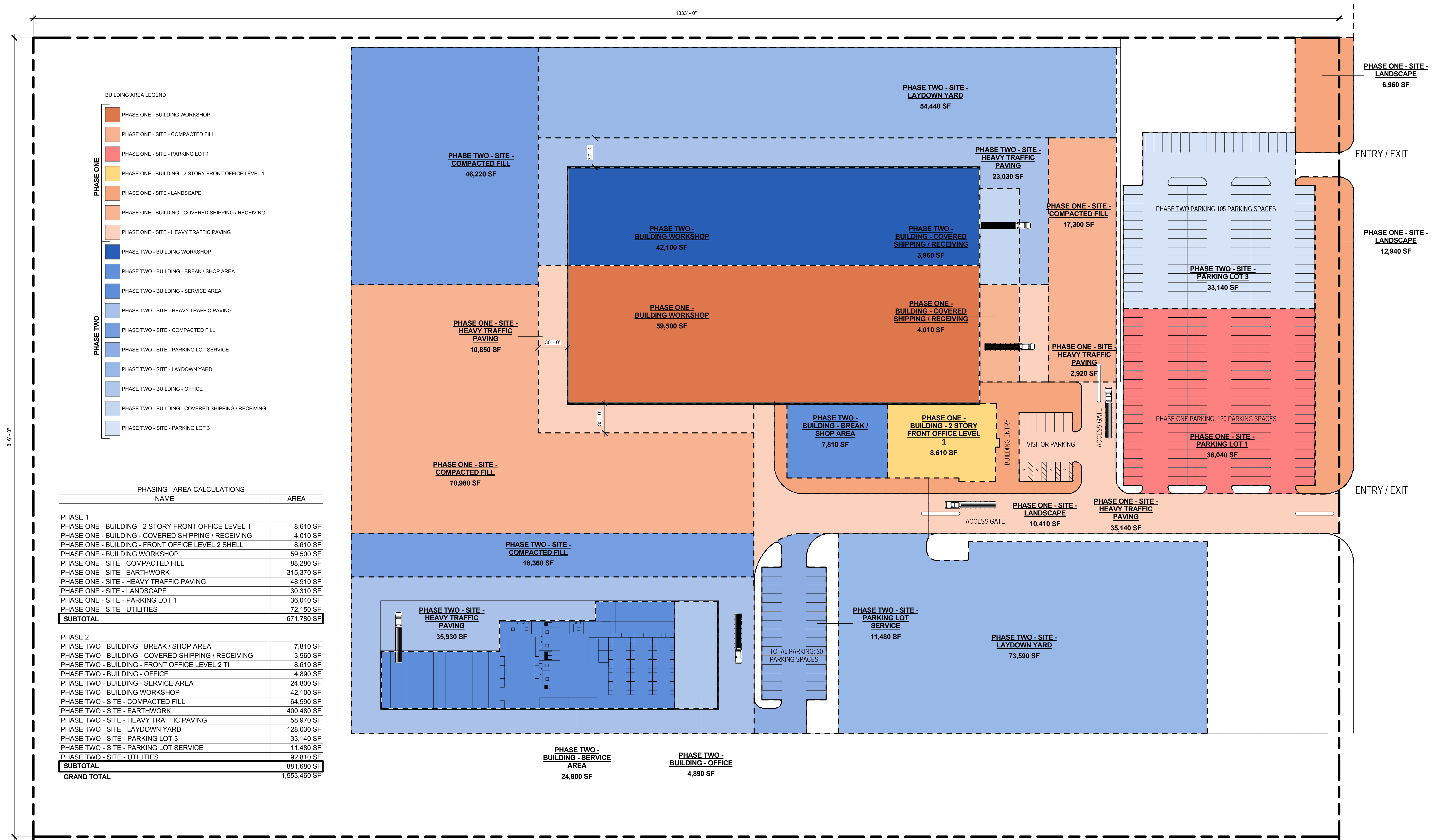
Date Created: 1/27/2014
 Prepared By: jeremym
 Department of Development Services

CASE: 0214-02 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





- BUILDING AREA LEGEND**
- PHASE ONE - BUILDING WORKSHOP
 - PHASE ONE - SITE - COMPACTED FILL
 - PHASE ONE - SITE - PARKING LOT 1
 - PHASE ONE - BUILDING - 2 STORY FRONT OFFICE LEVEL 1
 - PHASE ONE - SITE - LANDSCAPE
 - PHASE ONE - BUILDING - COVERED SHIPPING / RECEIVING
 - PHASE ONE - SITE - HEAVY TRAFFIC PAVING
 - PHASE TWO - BUILDING WORKSHOP
 - PHASE TWO - BUILDING - BREAK / SHOP AREA
 - PHASE TWO - BUILDING - SERVICE AREA
 - PHASE TWO - SITE - HEAVY TRAFFIC PAVING
 - PHASE TWO - SITE - COMPACTED FILL
 - PHASE TWO - SITE - PARKING LOT SERVICE
 - PHASE TWO - SITE - LAYDOWN YARD
 - PHASE TWO - BUILDING - OFFICE
 - PHASE TWO - BUILDING - COVERED SHIPPING / RECEIVING
 - PHASE TWO - SITE - PARKING LOT 3

PHASING - AREA CALCULATIONS	
NAME	AREA
PHASE 1	
PHASE ONE - BUILDING - 2 STORY FRONT OFFICE LEVEL 1	8,610 SF
PHASE ONE - BUILDING - COVERED SHIPPING / RECEIVING	4,010 SF
PHASE ONE - BUILDING - FRONT OFFICE LEVEL 2 SHELL	8,610 SF
PHASE ONE - BUILDING WORKSHOP	59,500 SF
PHASE ONE - SITE - COMPACTED FILL	88,280 SF
PHASE ONE - SITE - EARTHWORK	315,370 SF
PHASE ONE - SITE - HEAVY TRAFFIC PAVING	48,910 SF
PHASE ONE - SITE - LANDSCAPE	30,310 SF
PHASE ONE - SITE - PARKING LOT 1	36,040 SF
PHASE ONE - SITE - UTILITIES	72,150 SF
SUBTOTAL	671,780 SF
PHASE 2	
PHASE TWO - BUILDING - BREAK / SHOP AREA	7,810 SF
PHASE TWO - BUILDING - COVERED SHIPPING / RECEIVING	3,960 SF
PHASE TWO - BUILDING - FRONT OFFICE LEVEL 2 TI	8,610 SF
PHASE TWO - BUILDING - OFFICE	4,890 SF
PHASE TWO - BUILDING - SERVICE AREA	24,800 SF
PHASE TWO - BUILDING WORKSHOP	42,100 SF
PHASE TWO - SITE - COMPACTED FILL	64,590 SF
PHASE TWO - SITE - EARTHWORK	400,480 SF
PHASE TWO - SITE - HEAVY TRAFFIC PAVING	58,970 SF
PHASE TWO - SITE - LAYDOWN YARD	128,030 SF
PHASE TWO - SITE - PARKING LOT 3	33,140 SF
PHASE TWO - SITE - PARKING LOT SERVICE	11,480 SF
PHASE TWO - SITE - UTILITIES	92,810 SF
SUBTOTAL	881,680 SF
GRAND TOTAL	1,553,460 SF