

# PLANNING COMMISSION FINAL REPORT

Case No.: 0214-01

HTE No. 14-10000002

Planning Commission Hearing Date: February 12, 2014

<b>Applicant &amp; Legal Description</b>	<p><b>Applicant:</b> Bill Ferguson  <b>Owners:</b> D.W. Grant, Jr., Betty Grant Armstrong, Andrea Alice Armstrong Plymale, Amie Alexandria Armstrong Kirk, Amanda Annette Armstrong England, Sam Megarity Armstrong, Jr.  <b>Legal Description/Location:</b> Being a 69.265-acre tract of land out of a 176-acre tract of land generally known as the Sedwick Tract and out of The J. Dunn Survey, Abstract 985, located along the west side of Rhew Road, between Leopard Street and Sedwick Road.</p>			
<b>Zoning Request</b>	<p><b>From:</b> "FR" Farm Rural District  <b>To:</b> "IL" Light Industrial District  <b>Area:</b> 69.265 acres  <b>Purpose of Request:</b> To allow development of light industrial uses.</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>	"IL" Light Industrial	Vacant	Light Industrial
	<i>North</i>	"IL" Light Industrial	Light Industrial	Light Industrial
	<i>South</i>	"IL" Light Industrial	Vacant & Heavy Industrial	Light Industrial
	<i>East</i>	"RMH" Manufactured Home & "IL" Light Industrial	Vacant, Medium Density Residential, & Light Industrial	Light Industrial
	<i>West</i>	"IL" Light Industrial	Vacant, Heavy Industrial & Light Industrial	Light Industrial
<b>ADP, Map &amp; Violations</b>	<p><b>Area Development Plan:</b> The subject property is located within the boundaries of 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.  <b>Map No.:</b> 056046 &amp; 056045  <b>Zoning Violations:</b> None</p>			
<b>Transportation</b>	<p><b>Transportation and Circulation:</b> The subject property has access to Rhew Road, which is a "C3" Primary Collector street, Leopard Street, which is an "A2" Secondary Arterial Divided street, and Sedwick Road, which is an "A1" Minor Arterial Undivided street. The developer will be responsible for constructing the future section of Erne Street, which is a local street that will intersect with Rhew Road.</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume (2010)
	Rhew Rd.	"C3" Primary Collector	75' ROW 50' paved	45' ROW 20' paved	Not Available
	Leopard St.	"A3" Primary Arterial Divided	130' ROW 79' paved	160' ROW 60' paved	E 2,987 W 2,723
	Sedwick St.	"A1" Minor Arterial Undivided	95' ROW 64' paved	60' ROW 22' 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 future development of light industrial uses. The applicant does not have a specific development plan for the property but will subdivide the tract of land to sell lots for light industrial businesses.

**Existing Land Uses & Zoning:** North of the subject property are industrial properties zoned "IL" Light Industrial District. East of the subject property are multifamily properties, vacant land, and industrial properties zoned "IL" Light Industrial District and "RMH" Manufactured Home District. South of the subject property is a gas compression facility and vacant land zoned "IL" Light Industrial District. West of the subject property is vacant land and an industrial facility zoned "FR" Farm Rural District and "IL" Light Industrial District. Further west of the subject property is a single-family subdivision. The Port/Airport/Violet Area Development Plan calls out the subdivision as being in transition from residential to industrial.

**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.

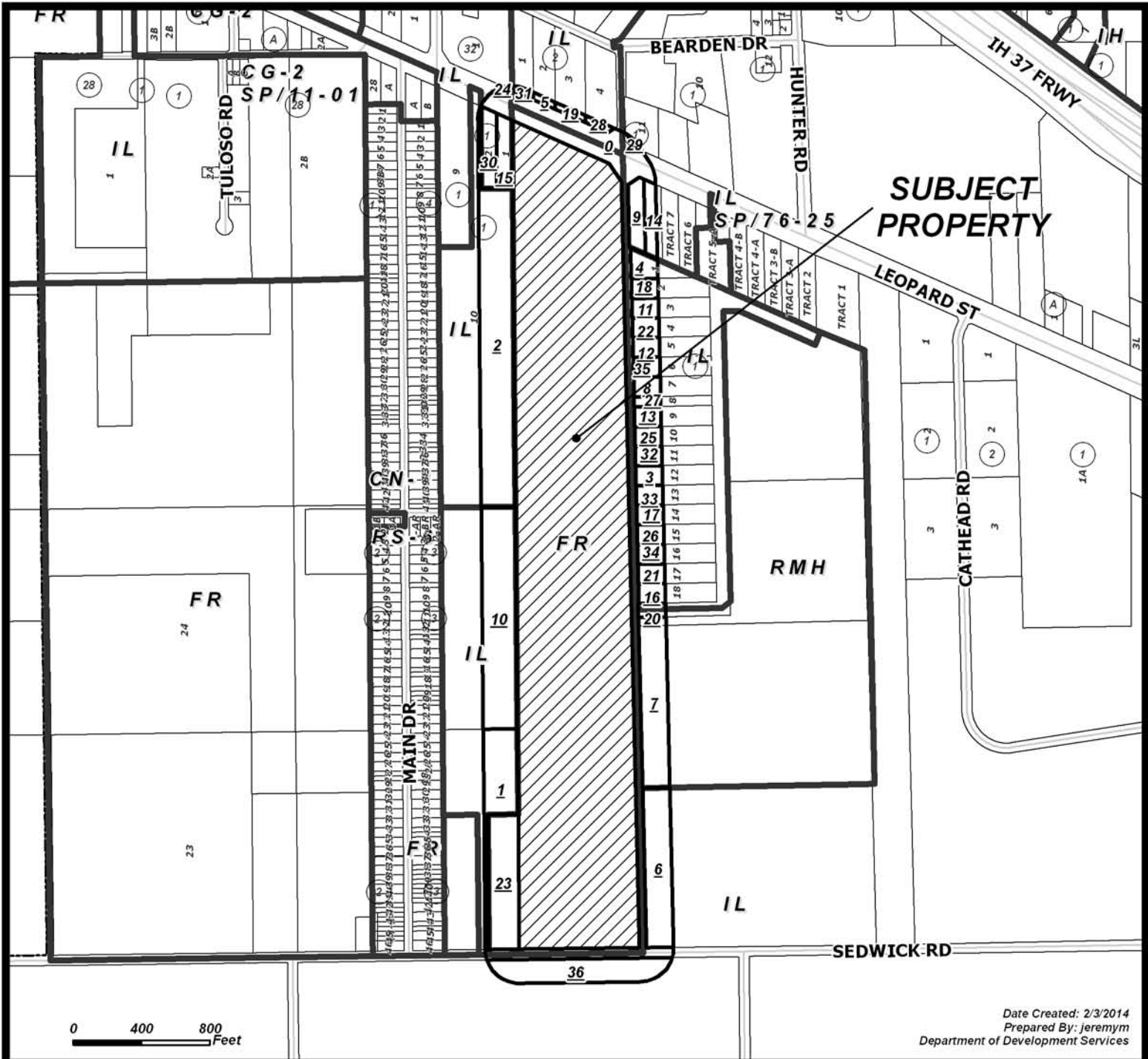
- The proposed development will not impact traffic along Main Street, which is a local residential street. The subject property has convenient access to Leopard Street and Sedwick Road, which are both arterial type streets.

**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.

<b>Public Notification</b>	Number of Notices Mailed – 36 within 200-foot notification area; 1 outside notification area
	<b><u>As of February 13, 2014:</u></b>
	In Favor – 21 inside notification area; 0 outside notification area
	In Opposition – 0 inside notification area; 0 outside notification area
For 0.00% in opposition.	

Attachments:            Location Map (Existing Zoning & Notice Area)



## CASE: 0214-01 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

