

ZONING REPORT

Case No.: 0213-01

HTE No. 13-10000001

Planning Commission Hearing Date: February 13, 2013

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| Applicant & Legal Description | Applicant: Charles O. Massey Owner: COEL Properties, Ltd. Legal Description/Location: An 18.47-acre tract of land out of the Gregorio Farias Grant, Abstract 592, located east of U.S. Highway 77 (Interstate Highway 69) and at the east end of County Road 52. | | | | |
| Zoning Request | From: “CG-2” General Commercial District To: “IL” Light Industrial District Area: 18.47 acres Purpose of Request: To allow construction of an auto body shop and for future light industrial uses. | | | | |
| Existing Zoning and Land Uses | | Existing Zoning District | Existing Land Use | Future Land Use | |
| | Site | “CG-2” General Commercial | Vacant | Commercial | |
| | North | “FR” Farm Rural | Drainage Corridor | Drainage Corridor | |
| | South | “RMH” Manufactured Home | Mobile Home | Mobile Home | |
| | East | “IL” Light Industrial | Vacant | Light Industrial | |
| | West | “CG-2” General Commercial | Commercial | Commercial | |
| ADP, Map & Violations | Area Development Plan: The subject property is located in the Northwest Area Development Plan (ADP) 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. Map No.: 066049 & 066050 Zoning Violations: None | | | | |
| Transportation | Transportation and Circulation: The subject property has approximately 110 feet of frontage along County Road 52, which is an “A1” Minor Arterial Undivided street. The property is located approximately 455 feet east of U.S. Highway 77 (Interstate Highway 69), which is an “F1” Freeway/Expressway. The Urban Transportation Plan calls for the extension of County Road 52 through the subject property connecting to Callicoatte Road. | | | | |
| Street R.O.W. | Street | Urban Transportation Plan Type | Proposed Section | Existing Section | Traffic Volume (2011) |
| | County Road 52 | “A1” Minor Arterial Undivided | 95’ ROW 64’ paved | 110’ ROW 80’ 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 in order to construct an auto body shop and subdivide the property for future light industrial uses.

Development Plan: The applicant plans to use approximately three to five acres out of the 18.47 acres being rezoned to construct an auto body shop. The auto body shop will be located adjacent to the existing Access Ford facility to the west of the subject property on U.S. Highway 77. The remainder of the land will be subdivided into individual lots and sold for light industrial uses.

Existing Land Uses & Zoning: North of the subject property is a drainage corridor zoned “FR” Farm Rural District. East of the subject property is vacant land zoned “IL” Light Industrial District. West of the subject property is a car dealership zoned “CG-2” General Commercial District. South of the subject property is a manufactured home park zoned “RMH” Manufactured Home District.

AICUZ: The subject property is **not** located in one of the Navy’s Air Installation Compatibility Use Zones (AICUZ).

Comprehensive Plan & Area Development Plan (ADP) Consistency: The proposed change of zoning is in the Northwest Area Development Plan and is not consistent with the adopted Future Land Use Plan, which slates the property for a commercial use. However, the Urban Transportation Plan was amended to reclassify the roadway from a divided road to an undivided road. The removal of the median would allow the 18-wheelers to access the properties.

Department Comments:

- This rezoning would expand the light industrial use located east of the subject property.
- Although there are manufactured homes located south of the subject property, required buffer yards and screening would be used to minimize the nuisance of the light industrial uses for the adjacent manufactured homes.
- When this property is subdivided, 95 feet of right-of-way will be dedicated for the future extension of County Road 52 and planned connection with Callicoatte Road.
- Although the Future Land Use Plan calls for a commercial use on this property, an industrial use would be appropriate for this undeveloped area and would be an expansion of the industrial district immediately to the west.

Planning Commission and Staff Recommendation (February 13, 2013):

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

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| Public Notification | Number of Notices Mailed – 7 within 200' notification area; 4 outside notification area |
| | <u>As of February 14, 2013:</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)

