

ZONING DOCKETS FROM APRIL 1, 2013 P AND D MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2013-11	Tommy Thompson W. Warehouse Ct/Waddell Rd R-M20 to I-1 (Portion) P013000200300	20	A	A	A	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on March 18, 2013 were:</p> <p><u>Speakers For</u></p> <ul style="list-style-type: none"> (1) Will tear down existing offices and rebuild on site (2) Not increasing manufacturing business (3) Will screen from adjacent residential uses (4) Similar zoning in the area <p><u>Speakers Against</u></p> <ul style="list-style-type: none"> (1) None 					<p>Petition/Letter</p> <p>For –</p> <p>Against –</p>
Staff Report	<p>Staff is of the opinion the requested I-1, Industrial, is appropriate for the portion of the subject site based on the fact the majority of the site is already zoned I-1, Industrial, and is occupied by an industrial/service use as well as the tracts to the adjacent north and south. The portion of the property zoned R-M20, Multifamily Residential, was added to the site from one of the parcels to the adjacent east thereby creating the split-zoning. Additionally, Staff is of the opinion the proposed rezoning would not be detrimental to the existing area because the site is currently being used and will continue to be used as an office for the industrial/service business on site. Also, the portion of the tract to be rezoned would not allow for a significant expansion of the existing business on site due to the limited size of the entire tract. The business will be required to add a landscape buffer along the property lines that abut R-M20, Multifamily Residential, zoned parcels. Based on these reasons, Staff recommends approval of the I-1, Industrial request for a portion of the tract.</p>					