### Proposed Zone & Land Use Plan

The applicant is seeking a B-4 General Business zone. The subject property is located in a Business/Industrial Plan Area, where general business uses are appropriate in general locations.

### SPECIFIC LAND USE CRITERIA

(a) Building and lot patterns; outdoor storage yards

Building and lot patterns should conform to the criteria for “Non-Residential Development” (D7), and outdoor storage yards, with “Buffers for Outdoor Storage yards (D1).

### Applicant’s Findings

The proposed zone is in compliance with the Comprehensive Plan as indicated on the Land Use Map for Business/Industrial Plan Areas. The proposed B-4 zone is appropriate for General Business Use. The proposed use of the vacant lot for a car sales lot is allowed within a B-4 zone. Direct access to the site is limited to Moseley Street as noted on the approved and recorded plat of the property.

### Planning Staff Review

The subject property is located in the 1700 block of Moseley St on the northwest corner of the intersection of Moseley St and E 18th St. Land use criteria applicable to this proposal are reviewed below.

### GENERAL LAND USE CRITERIA

#### Environment

- No important environmental criteria apply to the subject property.

#### Urban Services

- All urban services are available to the site, including sanitary sewers.

#### Development Patterns

- All urban services are available to the site, including sanitary sewers.
4DT with residential structures. An existing solid wood fence separates the backs of these homes from E 18th St.

**Land-Use Intensity, Clusters and Buffers**  
Vehicular use areas shall be screened with one tree per 40 linear feet of boundary and a 3-foot high continuous element. For a vehicular sales lot, the 3-foot high continuous element may be replaced by 1 low shrub for every 10 feet of linear boundary.

**Intersection & Driveway Spacing**  
The subject property is located at the intersection of Moseley St and E 18th St. E 18th St is classified as a major collector street with a 250-foot access spacing standard. The depth of the subject property along E 18th St measures only 140 feet so access will be limited to Moseley St and Guenther Alley with no direct access to E 18th St. A consolidation plat approved in May of 1999 restricts the access point to Moseley St and Guenther Alley.

**Roadway Buffer Standards**  
A roadway buffer of 30 feet from the street centerline applies to the E 18th St frontage on the subject property. No parking areas or required landscaping are permitted within the required roadway buffer.

**SPECIFIC LAND USE CRITERIA**

The subject property is located in an area of mixed business and industrial uses within a Business/Industrial Plan Area. Existing areas that contain a mixture of business and light industrial uses are allowed to continue as mixed-use areas. The proposed use, as a car sales lot, is a permitted use in the proposed B-4 zoning.

**Planning Staff Recommendations**

Staff recommends approval because the proposal is in compliance with the adopted Comprehensive Plan. This recommendation is made subject to the conditions and findings of fact that follow:

**Conditions:**

1. A 30-foot roadway buffer from the street centerline along E 18th St shall be established with no parking or required landscaping located within the roadway buffer; and

2. The vehicular use areas adjacent to public street right-of-way shall be landscaped with one tree per 40 linear feet of boundary and a 3-foot high continuous element or one low shrub per 10 feet of linear boundary for a vehicular sales lot.

**Findings of Fact:**

1. The subject property is located within a Business/Industrial Plan Area, where general business uses are appropriate in general locations;

2. The Comprehensive Plan provides for the continuation of mixed uses in areas containing a mixture of business and light industrial uses; and

3. An approved plat of the property restricts the access point to Moseley St and Guenther Alley and prohibits direct access to E 18th St.