

JULY 11, 2002

PORTION 1738 MOSELEY ST

ZONE CHANGE

From: I-1 Light Industrial

To: B-4 General Business

Acreage: 0.32 acres

Applicant: R.L. Wilson Masonry, Inc.
(0207.1485)

Property Zone Existing Use	to North I-1 Masonry Business	
to West I-1 Office/garage	Subject I-1 ➔ B-4 Vacant	to East B-4 Vacant building for sale/lease
	to South R-4DT Residential	

GENERAL LAND USE CRITERIA

Apply, if marked below:

Described in Comprehensive Plan on pages 445-448

Environmental ☒

- E1** Flood Plains
- E2** Steep Slope
- E3** Historical & Archaeological Sites
- E4** Soils
- E5** Plant & Animal Life

Urban Services ⌘

- U1** Roadway Capacity
- ⌘ **U2** Electricity Supply
- ⌘ **U3** Water Supply
- ⌘ **U4** Stormwater Disposal
- ⌘ **U5** Sanitary Sewage Disposal

Development Patterns ♦

- ♦ **D1** Land-Use Intensity, Clusters and Buffers
- D2** Land Use versus Street Function
- ♦ **D3** Intersection & Driveway Spacing
- ♦ **D4** Roadway Buffer Standards
- D5** Lot Sizes & Proportions
- D6** Residential Development
- ♦ **D7** Non-Residential Development
- D8** Building Quality

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

The subject property is located in an area of mixed business and industrial uses. Property to the north is zoned I-1 Light Industrial and is the site of R.L. Wilson Masonry, Inc. Property to the west is also zoned I-1 Light Industrial. Property to the east of the subject property across Moseley St is zoned B-4 General Business. The structure located there is currently vacant and available for lease or sale. Property to the south across E 18th St is currently zoned R-

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.

3. The access to the subject property shall be restricted to Moseley St and Guenther Alley. No direct access shall be permitted to E 18th St.

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.