



**OCTOBER 10, 2002**

**224 EWING RD**

## ZONE CHANGE

**From:** B-4 General Business

**To:** I-1 Light Industrial

**Acreage:** 0.42 acres

**Applicant:** Jim Cox, J.C. Fleming (0210.1494)

<b>Property Zone Existing Use</b>	<b>to North</b> B-4 Furniture store	
<b>to West</b> B-4 Furniture store	<b>Subject</b> B-4 ➔ I-1 Television repair business	<b>to East</b> B-4 Salvation Army store
	<b>to South</b> B-4 Vacant	

## 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 an I-1 Light Industrial zone. The subject property is located in a Business/Industrial Plan Area, where light industrial uses are appropriate in general locations.

## SPECIFIC LAND USE CRITERIA

- (a) Building and lot patterns; outdoor storage areas**  
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 proposal of this property to be rezoned I-1 is in compliance, as shown on the Comprehensive Plan, and is outlined in section (12) of that plan.

Under Section (12) – Building and lot patterns should conform to the criteria for “Non-residential Development” Section (D7).

Under Section (D7) – Business/Industrial plan areas have been delineated on the Land Use Plan Map, in which existing areas that contain a mixture of business and light industrial uses are allowed to continue as mixed-use areas.

## Planning Staff Review

The subject property is located in the 200 block of Ewing Rd. 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 a mixed-use area, where industrial and general business uses are in existence. The applicant wishes to use the existing building for offices and warehousing. To the north and west of the subject

property is a furniture store. To the east of the subject property is the Salvation Army store. Property to the south of the subject property is zoned B-4 General Business and is vacant.

**Intersection & Driveway Spacing**

Ewing Rd is identified as a major collector, with driveway access spacing of 150 feet between driveways for existing lots. A minor subdivision approved in March of 2002 establishes a shared access driveway easement to be used by the subject property and the property to the north at 2606 W 2<sup>nd</sup> St. No additional driveway access to Ewing Rd will be permitted.

**Land-Use Intensity, Clusters and Buffers**

The subject property is located adjacent to B-4 General Business zoning to the north and south. Any outdoor storage shall be screened with a minimum six-foot high solid element and one tree per 40 linear feet of boundary.

Vehicular use areas adjacent to street right-of-way shall be screened with a 3-foot high continuous element and one tree per 40 linear feet of vehicular use area boundary.

**SPECIFIC LAND USE CRITERIA**

Business/Industrial Plan Areas have been delineated on the Land Use Plan Map, in which existing areas that contain a mixture of business and light industrial uses are allowed to continue as mixed-use areas. Light industrial uses and general business uses are appropriate in general locations in Business/Industrial Plan areas.

**Planning Staff Recommendations**

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

**Conditions:**

1. Driveway access shall be limited to the shared access easement as shown on minor subdivision plat approved 3-11-2002;
2. Vehicular use areas adjacent to street right-of-way shall be landscaped with a minimum 3-foot high continuous element and one tree per 40 feet of vehicular use area boundary; and
3. Any outdoor storage areas shall be screened with a minimum 6-foot high solid element and one tree per 40 feet of storage area boundary.

**Findings of Fact:**

1. The subject property is located in a Business/Industrial Plan Area, where light industrial uses are appropriate in general locations;
2. Areas designated as Business/Industrial Plan Areas in the Land Use Element of the Comprehensive Plan allow for continued mixed uses of general business and light industrial; and
3. Reuse of an existing sound building will encourage maintenance and conservation, in accordance with the goals of the Comprehensive Plan for building quality.