

APRIL 10, 2003

2016 W 2ND ST

ZONE CHANGE

From: B-4 General Business		
To: I-1 Light Industrial		
Acreage: 0.351 acres		
Applicant: Nick & Margaret Cambron, E. Mack & Nina Cambron (0304.1514)		
Property Zone Existing Use	to North I-1, I-2 <i>Heavy truck repair facility</i>	
	to West B-4 <i>Office Building</i>	to East B-4 <i>Collision repair office</i>
	Subject B-4 ↻ I-1 <i>Vacant</i>	
	to South I-1 <i>Construction company yard</i>	

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

IN COMPLIANCE:

All property around said property is zoned industrial, and property has been a body shop since 1955 and is in compliance with the Comprehensive Plan.

Planning Staff Review

The subject property is located in the 2000 Block of W 2nd 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 a mixed business and light industrial area. Adjoining property to the south is zoned I-1 and is used as a storage yard for a contracting company. Properties to the east and west are zoned B-4 General Business and are used for a body shop office and contractor’s office. Properties to the north across W 2nd St are zoned I-1 and I-2 and are used for vehicle repair shops and wrecked vehicle storage.

The subject property has been used as a body shop since 1955. The building located on the subject property collapsed under a snow load several months ago. The applicant could rebuild the building under the non-

conforming guidelines with the same cubic feet that existed in the original building. The applicant is seeking to redevelop the lot, meeting the current zoning ordinance regulations pertaining to setbacks, off street parking, roadway buffers, vehicular use area screening and access.

Intersection & Driveway Spacing

W 2nd St is a principal arterial roadway with one-way traffic. New development requires a spacing standard of 500 feet where possible. When new development or redevelopment is proposed for a property where sufficient frontage is not available to allow application of the spacing standards prescribed by the Access Management Manual, not more than one access point will be permitted. Access to the subject property should be limited to one access point not exceeding 40% of the lot width, to a maximum of 40 feet.

Roadway Buffer Standards

A roadway buffer of 40 feet measured from the street centerline is applicable to the subject property. No required landscaping or parking spaces may be located within the roadway buffer.

SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the Comprehensive Plan. The subject property is located in a mixed business and industrial use area, where mixed uses are allowed to continue. The subject property adjoins other I-1 Light Industrial zoning and uses. The subject property has been in use since 1955 as a body shop and has existed as a non-conforming use since the adoption of the current Zoning Ordinance. The proposed zoning classification of I-1 Light Industrial is the appropriate zoning classification to continue use of the property as a body shop. This use is appropriate in a Business/Industrial Plan Area. Any outdoor storage yards must be screened per Zoning Ordinance requirements.

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. Access shall be limited to one access point not to exceed 40% of the lot width to a maximum of 40 feet;
2. A roadway buffer of 40 feet from the centerline of W 2nd St shall be provided with no required landscaping or parking located within the buffer;

3. Vehicular use areas adjacent to the street right-of-way shall be screened with a 3-foot high continuous element and one tree for every 40 linear feet of boundary; and,
4. Screening of any outdoor storage yards per Zoning Ordinance requirements.

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. The subject property is located in an identified mixed-use area, where mixed uses of business and light industrial are allowed to continue;
3. The subject property is contiguous to I-1 Light Industrial zoning to the south and to the north across W 2nd St; and
4. I-1 Light Industrial zoning is the appropriate zone to continue the previous use as a body shop on the subject property.