

**SEPTEMBER 11, 2003**

**1304 E 2<sup>ND</sup> ST**

## ZONE CHANGE

<b>From:</b> B-4 General Business		
<b>To:</b> I-1 Light Industrial		
<b>Acreage:</b> 0.27 acres		
<b>Applicant:</b> Donald E. Logsdon, Audubon Loans, Inc. (0309.1529)		
<b>Property Zone Existing Use</b>	<b>to North</b> I-1, B-4 <i>Grain terminal, industrial equipment company</i>	
	<b>Subject</b> B-4 → I-1 <i>Existing vacant building</i>	<b>to East</b> I-1, B-4 <i>Electrical equipment repair</i>
<b>to West</b> B-4 <i>Church</i>		
	<b>to South</b> B-4 <i>The Teacher's Aid (retail)</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, 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 “Nonresidential Development” (D7), and outdoor storage yards, with “Buffers for Outdoor Storage Yards” (D1).

## Applicant's Findings

The proposed rezoning is in accord with the Comprehensive Plan. The subject property is in the Business/Industrial Plan area.

The criteria of I-1 Light Industrial are that light industrial uses are appropriate in general locations in a Business/Industrial Plan Area.

Building and lot patterns; outdoor storage areas – Building and lot patterns should conform to the criteria for “Nonresidential Development”, and outdoor storage yards, with “Buffers for Outdoor Storage Yards”.

## Planning Staff Review

The subject property is located in the 1300 block of E 2<sup>nd</sup> St. Land use criteria applicable to this request 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 with mixed business and light industrial uses. The subject property is adjoined by B-4 General Business zoning the east, west and south and I-1 Light Industrial zoning to the north. The applicant is proposing to use the existing vacant building

and parking area located on the subject property for a furniture repair business with incidental furniture sales. Existing vehicular use areas should be buffered from the street right-of-way. A portion of the asphalt behind the existing sidewalk along E 2<sup>nd</sup> St should be removed to create a minimum 3-foot wide landscape easement with one tree per 40 linear feet of boundary.

#### **Intersection & Driveway Spacing**

E 2<sup>nd</sup> St is a principal arterial with one-way traffic. Access should be limited to the existing access point on E 2<sup>nd</sup> St. No additional access points should be approved.

#### **Roadway Buffer Standards**

When previously developed lots are redeveloped, existing non-conforming roadway buffers should be altered to conform to the standards as closely as possible. This existing lot has been developed with a building and parking, which the applicant wishes to use as is for his proposed business. There is no roadway buffer present, and the application of a 40-foot roadway buffer would severely compromise the area available for parking on the subject property.

#### **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. The applicant's proposal includes the reuse of an existing building promoting maintenance and conservation of sound buildings as encouraged by the Comprehensive Plan.

#### **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. No additional access points shall be created onto E 2<sup>nd</sup> St.
2. A minimum 3-foot high landscape easement with a 3-foot continuous element and one tree per 40 feet of linear boundary shall be installed between the existing sidewalk and the vehicular use area.

##### **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 area of existing mixed business and light industrial uses, where the Land Use Plan allows mixed uses to continue; and,
3. The reuse of the existing building on the subject property promotes maintenance and conservation of sound buildings.