

JANUARY 8, 2004

1221, 1223 MOSELEY ST

ZONE CHANGE

From: I-1 Light Industrial		
To: B-4 General Business		
Acreeage: 0.207 acres		
Applicant: Green Valley Development (0401.1545)		
Property Zone Existing Use	to North I-1 <i>God's Outreach, heating supply company</i>	
	to West I-2 <i>Electric supply company</i>	to East I-1 <i>Printing Company, residence</i>
	Subject I-1 ⇄ B-4 <i>Vacant</i>	
	to South I-1 <i>Masonry contractor</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 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 “**Nonresidential Development**” (D7) and outdoor storage yards, with “**Buffers for Outdoor Storage Yards**” (D1).

Applicant's Findings

The proposed Zoning Map Amendment is in compliance with the Comprehensive Plan. The subject property is located in a Business/Industrial Plan Area. General Business land uses are appropriate in general locations.

Planning Staff Review

The subject property is located in the 1201 block of Moseley 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 general business and industrial uses. The subject property has an existing building that covers the lot from side to side with paved area to the front accessed from Moseley St and grassed area in the rear that could be converted to parking with access to a public alley.

The applicant proposes to use the subject property as a community center for adult education. Off-street parking would need to be provided at a rate of one parking space for every 600 square feet of parking floor area.

The frontage of the subject property is paved with open access to Moseley St. Access should be reduced to a maximum of 24 feet with landscaping provided for the remaining frontage between the vehicular use area and the street right-of-way. A three-foot continuous element and one tree per 40 feet of linear boundary is required by the Zoning Ordinance.

SPECIFIC LAND USE CRITERIA

The subject property is located in a Business/Industrial Plan Area where mixed uses of general business and light industrial exist and are allowed to continue.

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. Provide off-street parking as required by the Zoning Ordinance for the proposed use;
2. Reduce the access on Moseley St to one access point not to exceed 24 feet in width; and,
3. Install a three-foot high continuous element with one tree per 40 linear feet of boundary in a minimum 3-foot wide easement between vehicular use areas and the Moseley St public right-of-way.

Findings of Fact:

1. The subject property is located in a Business/Industrial Plan area, where general business uses are appropriate in general locations;
2. The subject property is located in an area comprised of mixed industrial and general business uses; and,
3. The land use element of the Comprehensive Plan recognizes these mixed use areas and allows for their continuation.