

**JUNE 10, 2004**

**PORTION 400 SALEM DR**

**ZONE CHANGE**

**From:** I-1 Light Industrial

**To:** B-5 Business/Industrial

**Acreage:** 0.32 ±

**Applicant:** Back Bay, LLC (0406.1559)

<b>Property Zone Existing Use</b>	<b>to North</b> B-4 Vacant lot, Karate School	
	<b>to West</b> B-4 Retail	<b>to East</b> I-1 Storage
	<b>Subject</b> I-1 ↔ B-5 Sales, service	
	<b>to South</b> I-1 Storage buildings	


**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-5 Business/Industrial zone. The subject property is located in a Business/Industrial Plan Area, where general business uses and light industrial 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 requested rezoning is in compliance with the Comprehensive Plan.

This area is a mixed-use area of industrial and business. The existing building is currently being used for mixed uses of sales and services. The existing building and improvements have existed at the site since 1992 including paved drives, parking and landscaping.

The southern portion of this lot will remain as I-1 for a storage facility.

All urban services are existing at the site.

**Planning Staff Review**

The subject property is located at 400 Salem Dr. 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 with existing mixed business and industrial uses. The subject property is improved with a number of spaces to accommodate different occupants. The spaces are currently leased to a

combination of service and sales facilities. The proposed zoning classification would allow the owner of the facility to offer for lease those uses that are permitted in a B-5 Business/Industrial classification, which permits general business and light industrial uses and would bring the property into conformance with the zoning ordinance for the current uses located there.

### **SPECIFIC LAND USE CRITERIA**

The subject property is appropriate for the B-5 Business/Industrial zoning because it is within an area identified as appropriate for mixed business and light industrial uses and lies within the Business/Industrial Plan Area as identified by the Land Use element of 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 findings of fact that follow:

#### **Findings of Fact:**

1. The subject property is located within a Business/Industrial Plan Area, where general business and light industrial uses are appropriate in general locations;
2. The subject property lies within an existing area of mixed general business and light industrial uses; and
3. The B-5 Business/Industrial zoning classification will bring the subject property into conformance with the zoning ordinance because there are existing mixed business and light industrial uses within the existing building located on the subject property.