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 business/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 rezoning proposal is in accordance with the Comprehensive Plan in that it is in a Business/Industrial plan area where B-5 zoning is appropriate.

Planning Staff Review

The subject property is located in the 2600 block of W 2nd Street. All urban services, including sanitary sewers, are available to the site.

GENERAL LAND USE CRITERIA

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

GENERAL LAND USE CRITERIA

Apply, if marked below:
Described in Comprehensive Plan on pages 445-448

E1 Flood Plains
E2 Steep Slope
E3 Historical & Archaeological Sites
E4 Soils
E5 Plant & Animal Life

U1 Roadway Capacity
U2 Electricity Supply
U3 Water Supply
U4 Stormwater Disposal
U5 Sanitary Sewage Disposal

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
shop and an automotive repair shop. A furniture store and rental building are located east of the subject property and zoned B-4.

In their application, the applicant states the proposed use of the property for sales and service of farm machinery. There is an existing building on site that will be utilized for this purpose.

The site location map submitted with the rezoning indicated two separate parcels that comprise the total acreage of this tract. The two tracts should be consolidated as part of the redevelopment of the site.

The site currently has one curb cut to W 2nd Street. In the vicinity of the subject property, W 2nd Street is classified as a principal arterial roadway with a driveway spacing standard of 500 feet. The building setback line will either be 60 feet from the road centerline or 25 feet from the property line, whichever is greater. A roadway buffer of 40 feet from the road centerline is also applicable. Due to the roadway classification, access to the subject property shall be limited to the existing curb cut only, with no additional access to W 2nd Street permitted. If used for commercial purposes the drive width shall be a maximum of 40 feet. However, for industrial purposes the access may be widened to a maximum of 50 feet.

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. The conditions and findings of fact that support this recommendation include the following:

Conditions:

1. Access shall be limited to the existing access point with no additional access to W 2nd Street permitted; and,

2. A consolidation plat shall be submitted and approved by the OMPC;

Findings of Fact:

1. The subject property is located in a Business/Industrial Plan Area, where business/industrial uses are appropriate in general locations;

2. The subject property lies within an existing area of mixed commercial and industrial uses;

3. The Comprehensive Plan provides for the continuance of mixed use areas; and,

4. The proposed land use for the subject property is in compliance with the criteria for a Business/Industrial Plan Area and a B-5 Business/Industrial zoning classification.