APRIL 13, 2017

A PORTION OF 2328 HIGHWAY 81

ZONE CHANGE

From: A-R Rural Agriculture
To: I-1 Light Industrial

Proposed Use: Light Industrial
Acreage: 0.712 acres
Applicant: Phillip Crabtree, Sr. (1704.1999)

Surrounding Zoning Classifications:
North: A-R  South: I-1
East: B-4  West: A-R

Proposed Zone & Land Use Plan

The applicant is seeking an I-1 Light Industrial zone. The subject properties are located in a Rural Preference Plan Area, where light industrial uses are appropriate in limited 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).

(b) Logical expansions outside of industrial parks – Existing areas of Light Industrial use that are located outside of planned industrial parks may be expanded onto contiguous land that generally abuts the same street(s). Such an expansion should not significantly increase the extent of industrial uses that are located in the vicinity and outside of industrial parks. Also, such an expansion should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.

Planning Staff Review

GENERAL LAND USE CRITERIA

Environment

- It appears that the subject property is not located in a wetlands area per the US Department of Agriculture Soil Conservation Service dated March 6, 1990.
- The subject property is partially located in a special flood hazard area per FIRM Map 21059CO256D.
- It appears that the subject property is designated as prime agricultural farmland per the US Department of Agriculture Soil Conservation Service map dated March 1980.
- The developer is responsible for obtaining permits from the Division of Water, The Army Corp of Engineers, FEMA, the EPA, the OMPC building/electrical/HVAC division or other state and federal agencies as may be applicable.

Urban Services

All urban services, including sanitary sewer, are available to the site.

Development Patterns

The subject area is a 0.712 acre portion of a 4+ acre parcel owned by the applicant, Phillip Crabtree, Sr. Mr. Crabtree intends to rezone this 50’ wide strip to I-1 Light Industrial and consolidate it with his adjacent I-1 zoned business, Phill’s Custom Cabinets. The applicant will be required to submit a minor subdivision plat that 1) Divides the newly rezoned I-1 50’ strip from the remaining A-R zoned portion of 2328 Highway 81; 2) Consolidates the newly rezoned 50’ strip with the adjacent I-1 zoned Phill’s Custom Cabinets parcel; and 3) Relocates the 50’ of road frontage to 2328 Highway 81 from the north side of the property to another location.

Land uses in the vicinity include rural residential, agricultural, commercial and industrial. To the north is large agricultural property, zoned A-R. To the east across Highway 81 are several B-4 zoned properties. To the south is the existing Phill’s Custom Cabinets parcel, zoned I-1. To the west is the applicant’s residence, zoned A-R.

Highway 81 in this area is classified as a minor arterial roadway with a 75’ building setback line, a 40’ roadway buffer and a 500’ access spacing standard. Access to 2328 & 2400 Highway 81 shall continue to be limited to the existing access point shown as a 20’ ingress/egress easement on a minor subdivision plat approved by OMPC on 11/20/09.

If the applicants intends to expand his business activity onto this newly rezoned area, such as a building addition or parking expansion, a site plan or development plan will be required to be submitted to OMPC staff to ensure compliance with various zoning ordinance requirements including but not limited to, building setbacks, landscaping, parking, access and signage. The OMPC Building Department should be contacted prior to any construction activity taking place.

SPECIFIC LAND USE CRITERIA

The applicant’s proposal is in compliance with the Comprehensive Plan. The subject property will conform to the criteria for nonresidential development. The proposal is a logical expansion of the I-1 zoning to the south. At 0.712 acres, the expansion of the existing I-1 zoning will not significantly increase the extent of industrial uses that are located in the vicinity or overburden the capacity of roadways and other necessary urban services that are available in the affected area.

Planning Staff Recommendations

The planning staff recommends approval subject to the conditions and findings of fact that follow:

Conditions:
1. Approval of a minor subdivision plat that 1) Divides the newly rezoned I-1 50’ strip from the remaining A-R zoned portion of 2328 Highway 81; 2) Consolidates the newly rezoned 50’ strip with the adjacent I-1 zoned Phill’s Custom Cabinets parcel; and 3) Relocates the 50’ of road frontage to 2328 Highway 81 from the north side of the property to another location.
2. Access to 2328 & 2400 Highway 81 shall continue to be limited to the existing access point shown as a 20’ ingress/egress easement on a minor subdivision plat approved by OMPC on 11/20/09.
Findings of Fact:
1. Staff recommends approval because the proposal is in compliance with the community’s adopted Comprehensive Plan;
2. The subject property is located in a Rural Preference Plan Area, where light industrial uses are appropriate in limited locations;
3. The subject property will conform to the criteria for nonresidential development;
4. The proposal is a logical expansion of the I-1 zoning to the south; and
5. At 0.712 acres, the expansion of the existing I-1 zoning will not significantly increase the extent of industrial uses that are located in the vicinity or overburden the capacity of roadways and other necessary urban services that are available in the affected area.