The applicant proposes to rezone the subject parcels from B-4 to B-5. The B-5 zone will offer the property owner additional flexibility in marketing the property in the future by allowing both general business uses as well as light industrial uses.

Carlton Drive and Best Way are both classified as local streets, which require a 25’ building setback line, and access to these streets from the subject properties must comply with the requirements of the zoning ordinance. JR Miller Boulevard is classified as a minor arterial in this location with a 75’ building setback line and a 50’ roadway buffer. No driveway access shall be permitted to JR Miller Boulevard since it is designated as a restricted access roadway.

Prior to any development of the property, the applicant must obtain approval of a site plan or final development plan to demonstrate compliance with zoning ordinance requirements including, but not limited to, parking, landscaping, building setbacks, access management and signage.

**SPECIFIC LAND USE CRITERIA**

The subject properties are appropriate for the B-5 Business/Industrial zoning because they are 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**

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

**Conditions:**

1. Approval of a site plan or final development plan.
2. No access to JR Miller Boulevard shall be allowed. Access to Carlton Drive and Best Way shall comply with the zoning ordinance.

**Findings of Fact:**

1. Staff recommends approval because the proposal is in compliance with the community’s adopted Comprehensive Plan;
2. The subject properties are located within a Business/Industrial Plan Area, where general business and light industrial uses are appropriate in general locations;
3. The subject properties lie within an existing area of mixed general business and light industrial uses;
4. The Comprehensive Plan provides for the continuance of mixed use areas; and
5. The proposed land use for the subject properties is in compliance with the criteria for a Business/Industrial Plan Area and a B-5 Business/Industrial zoning classification.