**ZONE CHANGE**

From: B-4 General Business  
To: B-5 Business/Industrial  

Proposed Use: Individual Storage  
Acreage: 0.488  
Applicant: Douglas B. Webster II (1706.2007)  

**Surrounding Zoning Classifications:**  
North: B-4  
South: P-1  
East: B-4  
West: B-4  

The applicant proposes to rezone the subject parcel from B-4 to B-5. The rezoning application indicates the proposed land use is individual storage. The applicant intends to construct a new building to be used for personal storage.

W. 9th Street is classified as a major collector in this location with a 60’ building setback line, a 30’ roadway buffer and a 250’ access spacing standard.

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

**Condition:**  
1. Approval of a site plan or final development plan.

**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 within a Business/Industrial Plan Area, where general business and light industrial uses are appropriate in general locations;
3. The subject property lies 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 property is in compliance with the criteria for a Business/Industrial Plan Area and a B-5 Business/Industrial zoning classification.