The subject property is located in a Business/Industrial zone, all adjoining properties along Commonwealth Court are located within the Business/Industrial plan area where such uses are appropriate in general locations. The applicant proposes to rezone the subject property from I-1 Light Industrial to B-5 Business/Industrial. The B-5 zone will offer the property owner additional flexibility by allowing both light industrial uses as well as general business uses, such as the proposed use of a preparation facility and vehicle maintenance facility.

Commonwealth Court is classified as a local street, which requires a 25’ building setback line. Additionally, all vehicular use areas shall be paved and screened with a 3 foot tall continuous element whenever adjoining public rights-of-way.

Prior to any activity on the property the applicant must obtain approval of a site plan or a final development plan to demonstrate compliance with zoning ordinance requirements including, but not limited to, parking, landscaping, building setbacks, access management and signage. The OMPC Building, Electrical & HVAC department shall be contacted before any construction activity takes place on the property.

The planning staff recommends approval because the proposal is in compliance with the community’s adopted Comprehensive Plan; the subject property is located within a Business/Industrial Plan Area, where business/industrial uses and lies within the Business/Industrial Plan Area as identified by the Land Use element of the Comprehensive Plan.

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

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 business/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 use of a preparation facility and vehicle maintenance facility conforms to the criteria for non-residential development.