
ORDINANCE NO. O-1617-21

ITEM NO. 5b

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Rosa Lee Music and Lana Gaye Clagg
REQUESTED ACTION	Rezoning to C-2, General Commercial District
EXISTING ZONING	O-1, Office Institutional District
SURROUNDING ZONING	North: I-1, Light Industrial East: I-35 and PUD South: C-2, General Commercial West: A-2, Rural Agricultural
LOCATION	West side of Interstate Drive north of Rock Creek Road and immediately north of Yarbrough Way, 2570 N. Interstate Drive
SIZE	0.79 acre
PURPOSE	Warehouse with Office
EXISTING LAND USE	Vacant farmhouse and accessory buildings
SURROUNDING LAND USE	North: Boat sales and service shop East: I-35, Retail shops and restaurants South: Auto service shop West: Offices and apartments
LAND USE PLAN DESIGNATION	Office

SYNOPSIS: The applicants are requesting to rezone from O-1, Office Institutional District, to C-2, General Commercial District, and a NORMAN 2025 Land Use and Transportation Plan amendment from Office to Commercial designation. They are proposing a 5,000 square foot warehouse with a 3,000 square foot office.

ANALYSIS: This property was rezoned O-1, Office Institutional District, in November 1996; however, the property was never redeveloped. The property has an existing single family house and a couple of accessory buildings; this was an agricultural homestead when it was

built in 1930. However, this area has developed largely into industrial and commercial businesses. Because this location has not developed into an office use in the last 20 years, the applicant is proposing C-2, General Commercial, which is the same zoning as the properties directly to the south of this site, and the majority of surrounding properties are commercial and industrial in the general vicinity.

ALTERNATIVES/ISSUES:

- **IMPACTS** This development proposal will not create negative impacts on surrounding properties. This request is like the other development proposals that have been approved over the last five years in this area. An office warehouse development is similar to Christian Brothers Automotive directly south of this site.
- **ACCESS** The existing drive approach on North Interstate Drive will be closed at the request of traffic engineering and a single drive approach will be off of Yarbrough Way directly across from the Christian Brothers access.
- **SITE PLAN** The site plan shows the required landscape easements on the frontage as well as on the south and north sides of the property. There is one building with a 5,000 square foot warehouse and a 3,000 square foot office. The off street parking requirement is met for the proposed use.

OTHER AGENCY COMMENTS:

- **PREDEVELOPMENT PD 16-23** **December 15, 2016**
Neighbor's Comments/Concerns
There was one neighbor that attended the meeting. His only question was if there was a digital billboard being proposed with this rezoning request. He stated that he agreed with the rezoning request and that it will benefit his property directly to the north of this site.

Applicant's Response
The applicant and staff stated that this application did not include a request for a digital billboard. The only request is the rezoning, land use amendment and preliminary plat.
- **GREENBELT COMMISSION** **GBC 16-14** **December 19, 2016**
The Greenbelt Commission approved the statement unanimously with no additional comments or references to the Greenbelt Ordinance criteria.
- **PARK BOARD** Parkland dedication is not required for commercial development.
- **PUBLIC WORKS** A Preliminary Plat is being submitted for this property. Public works has approved the access off Yarbrough Way and approved closure of the existing drive off of Interstate Drive.

STAFF RECOMMENDATION: This proposal is similar to recent developments in the general vicinity. Staff supports this rezoning request, Ordinance No. O-1617-21.