

**\*PRE-HEARING STAFF ANALYSIS\***

**Rezoning Petition No. 2008-036**

**Property Owner:** 320 North Point Road, Inc.

**Petitioner:** Commercial Transportation, Inc.

**Location:** Approximately 6.91 acres located south of Old Mt. Holly Road on the southeast end of Aqua Chem Drive.

**Center, Corridor, or Wedge:** Center

**Request:** I-1 (CD), light industrial conditional to I-2 (CD), general industrial conditional district

**Summary**

This petition proposes to rezone the property to I-2 (CD) to allow all uses in the I-1 district plus truck terminals.

**Consistency and Conclusion**

The proposed request is consistent with the *Northwest District Plan* and is appropriate for approval upon resolution of the outstanding site plan issues.

**Existing Zoning and Land Use**

The residential properties to the east and south are zoned R-5. The property to the north is zoned I-2 (CD) and is redeveloping as a trucking terminal. The properties to the west are zoned industrial and are vacant or developed for industrial purposes.

**Rezoning History in Area**

The property to the north was rezoned from I-1 (CD) to I-2 (CD) in January 2008. No other rezonings have occurred in the immediate area in the past five (5) years.

**Public Plans and Policies**

The *Northwest District Plan* (adopted 1990) recommends industrial land uses for the subject locations.

The *Westside Strategic Plan* (adopted 2000) does not include specific land uses for property.

## **Proposed Request Details**

The site plan accompanying this petition indicates that the uses will be limited to all uses in the I-1 district plus truck terminals. The plan shows one building located on the northern site of the property. A chainlink security fence encloses the property and will be located on the inside of the buffer along the eastern and southern property line.

## **Public Infrastructure**

**Traffic Impact / CDOT Comments.** CDOT has no outstanding comments associated with this petition.

**CATS.** CATS had no comments on this petition.

**Storm Water.** Storm Water Services indicates that all comments have been addressed.

**School Information.** This petition will not impact the school system.

## **Outstanding Issues**

**Land Use.** This petition is consistent with the adopted plans for the area.

**Site plan.** The following site plan issues are outstanding:

- Under the “Conditional Notes” states that the use will be a truck terminal/truck parking. This should be removed or modified to include all uses in the I-1 as the note under the “Development Data” indicates.
- A note should be added that Storm Water detention facilities will not be located within the required buffer.