

**PLANNING COMMISSION CASE REPORT****Case Number: 2016-129****PC Meeting Date: 09-12-16****Applicant Request****Rezone R-2 Residential Zone to M-1 Manufacturing Zone**

<b>Property Location:</b>	<b>1905 South Greenwood Avenue</b>
<b>Property Owner:</b>	<b>Roy Williams</b>
<b>Applicant:</b>	<b>Roy Williams</b>

**Project Description**

- Proposal: Develop 0.5-acre site with 1-story building for warehousing and related construction company uses.
- Proposed Access: Proposed entrances on South Greenwood Avenue and East 19<sup>th</sup> Street.
- Proposed Development Form: 1-story 6,800 square foot building with parking between the building and South Greenwood Avenue.

**Site Analysis****Site Description**

- Location: The site is located at the southwest corner of the South Greenwood Avenue and East 19<sup>th</sup> Street intersection.
- Current Access: Access is available from South Greenwood Avenue, East 19<sup>th</sup> Street, and an unnamed unmaintained alley.
- Current Development form: The surrounding area is a mixture of small-lot dwellings north of the site and larger buildings and surface parking lots.
- Current Land Uses: To the west, north and northeast are medium-density residential uses. To the east and south are manufacturing and warehousing uses.
- Natural Resources: The majority of the site is currently designated as in the 100-year flood plain.

**Zoning History**

- The site is currently zoned R-2 Residential Zone.
- The properties to the west, north, northeast, and directly south are zoned R-2 Residential Zone. The properties to the east, and farther south are zoned M-1 Manufacturing Zone.
- The nearest M-1 Manufacturing Zone (same as the request) is directly across South Greenwood Avenue.
- There has been no recent zoning activity on this site.

**Plans/Policies/Regulations**

- There is no current adopted land use plan for this area.
- The Development Policy from the Comprehensive Plan 2030 update (Called the Renewing Our Vision and adopted by Planning Commission in 2016) identifies this site as being in intensity level 1 and 5. Level 1 has the least potential for development, or future public services and facilities. However, they have high potential for protecting large natural areas through parks, greenways, working farms and conservation easements. Level 5 describes the development potential appropriate for high-intensity development based on the highest access to infrastructure. Developing low-intensity developments under-utilize existing infrastructure and create gaps in connectivity.
- The R-2 Residential Zone only permits single-family dwellings and two-family dwellings (duplexes). The minimum lot size for a single-family dwelling is 7,500 square feet. The minimum lot size for a duplex is 9,500 square feet.
- The M-1 Manufacturing Zone permits most types of non-residential uses, but does not permit residential uses.

## PLANNING COMMISSION CASE REPORT

---

- The M-2 Light Industrial Zone permits most types of non-residential uses, but does limit out the most noxious industrial uses.

### Key Findings

- The proposal could be supported by the adopted Development Policy from the Comprehensive Plan 2030 update which states that level 5 areas have the highest development potential, assuming new development mitigates flood plain issues on site and caused by displacement of flood water capture area.
- The proposed use is compatible with surrounding industrial uses, but allowed uses in the M-1 Manufactured Zone could be incompatible with adjoining residential uses.
- The proposal is consistent with the 1-story industrial development form of the area.
- The proposed structure does raise concerns regarding location, lighting, or height.
- The proposed site plan does not appear to show required landscape buffers from R-1 Residential Zones.
- The proposal would be an extension of an existing zone.
- The proposal would continue an inappropriate precedent for expanding the M-1 Manufacturing Zone into a residential area.
- The M-2 Light Industrial Zone should allow the proposed use but limits out the most noxious industrial uses.
- It is recommended for the applicant to have a pre-submittal meeting to review stormwater and landscape buffer issues.

### Staff Recommendation

Deny M-1 Manufacturing Zone; instead approve M-2 Light Industrial Zone.