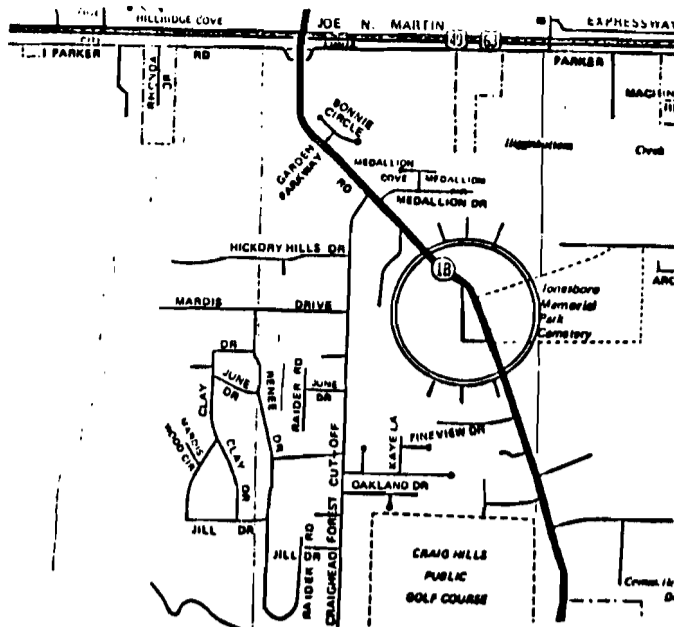


METROPOLITAN AREA PLANNING COMMISSION
AUGUST 8, 1989

STAFF REPORT
AGENDA ITEM #3
RZ 89-24
R-1 to I-2



CURRENT USE

Industrial

PROPOSED USE

Industrial

SURROUNDING ZONING

NORTH: R-1 and C-3

SOUTH: R-1

EAST: R-1

WEST: R-1

SURROUNDING LAND USE

NORTH: Mixed - Vacant, Multi-family, and Single Family Residential

SOUTH: Mixed - Residential, Vacant and Semi-Public

EAST: Semi-Public, Vacant and Residential

WEST: Residential and Vacant

ANALYSIS

This is another request to bring zoning into conformance with the existing land use in the Newly Annexed Area. Petitioner has been one of the industries locate in this industrial park subdivision for some time. One of the buildings under construction meets the policies set up for the annexation area, and is exempt from City requirements. The owners of the businesses in this subdivision, through the petitioner, are requesting rezoning so that none of the businesses will be subject to the conditions associated with being "Grandfathered In" and non-conforming. There appears to be some miscellaneous materials being stored outside and a deteriorated looking mobile home in the southwestern part of Lot 2, behind the building on Lot 3, that should be removed

RECOMMENDATION

Rezoning this property to I-2 does not appear to be unreasonable at this location, especially with the cemetery to the east and no residential use in close proximity to be adversely impacted by the industrial uses.

Staff recommends approval of this request, with the stipulations that some mechanism be established to better handle internal access between uses, because of the lack of access points onto Highway 1B due to the topography of the area, and that the mobile home and miscellaneous exterior storage on Lot 2 be removed.