June 15, 2004 CPC

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

04PW0344

Clover Hill Industrial Park, Inc., Luther Caudle and the Estate of E.J. Bell
(Clover Hill Industrial Park)

Clover Hill Magisterial District
Clover Hill Industrial Park

REQUEST: Waiver of Development Standards

The Clover Hill Industrial Park, Inc., et als, request Planning Commission approval of a Development Standards Waiver regarding screening of outdoor storage, specifically that outside storage will not require screening from public roads within the Clover Hill Industrial Park.

Specific language of Section 19-575 is included in the background section of this report.

RECOMMENDATION

Staff recommends approval of the request with one (1) condition for the following reasons:

REASONS

1. The five (5) findings required for waiver approval are sufficiently addressed in the applicants' letter (attached).

2. Granting this waiver will increase the marketability of this industrial park while having no effect on the adjoining properties and users of off-site roads.

CONDITION

The waiver shall apply to lots within the industrial park that allow outside storage only.

(Note: Any site with outside storage that is visible from outside the industrial park will require plans to mitigate the view of the outside storage.)

GENERAL INFORMATION

Associated Public Hearing Cases:

84S111 – Luther Caudle and Ed Bell

Developer:

Clover Hill Industrial Park, Inc., Luther Caudle and the Estate of E.J. Bell

Location:

Northeast line of Warbro Road between Hull Street Road and Genito Road, commonly known as Clover Hill Industrial Park. Tax IDs 737-684-3670, 738-684-0158 and 738-686-Part of 1708 (Sheet 10).

Existing Zoning and Land Use:

I-1 with I-2 uses permitted; Storage Yards, Office/Warehouses and Vacant

Size:

91.93 – total parcel acreage

Adjacent Zoning and Land Use:

North - A; Residential and Vacant
East - R-15 and A; Residential and Vacant
West - A; Transfer Station and Vacant
South - A and I-1; Industrial and Vacant

BACKGROUND

Section 19-575 Outside Storage Areas. All outside storage areas shall be screened, in accordance with division 1, subdivision IV, of this manual: (i) from view of any adjacent properties on which such uses are not permitted; (ii) from property in an A District that is designated on the Comprehensive Plan for R, R-TH, R-MF, A, O, MH or I-1 Districts; and (iii) from public rights of way.

The property comprising this industrial park was rezoned by case 84S111, which was approved in January 1985. This case changed the zoning of the subject parcels to M-1 (now I-1) with some additional M-2 (now I-2) uses allowed, and prohibited certain uses including outside storage from lots adjoining residential property. This rezoning predated the Ordinance

requirement for screening of outside storage and there are two (2) parcels in the park occupied by stand alone unscreened storage yards.

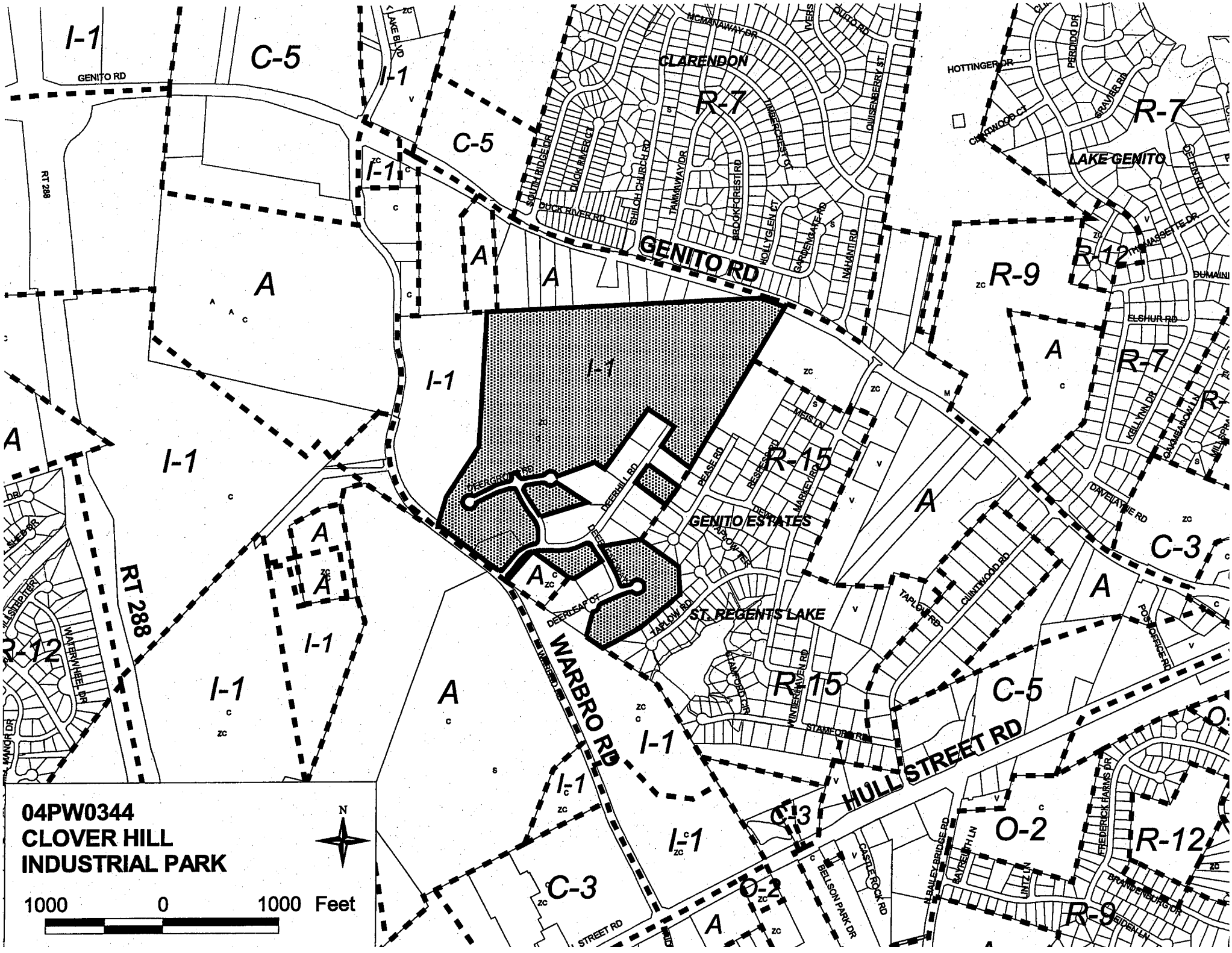
Staff has had three (3) preliminary meetings with business owners looking to build in the Clover Hill Industrial Park who decided against the location because of the high cost of screening the site per the Zoning Ordinance.

The original zoning allowed some I-2 uses to be included in this I-1 District. Businesses locating in an I-2 District often require outside storage, and in an I-2 District the Zoning Ordinance does not require outside storage to be screened from internal public roads. The road system for this park is not planned to connect to any roads other than the single entrance onto Warbro Road, therefore there will be no through traffic. However, should another road connection ever occur, the industrial park road system is not intended to serve as a through road system providing access to other uses. For that reason, staff does not believe this should be an issue.

CONCLUSIONS

The Zoning Ordinance requires that the Planning Commission consider five (5) findings in its determination of Development Standards Waiver requests. Staff believes the applicants' justifications substantially comply with the five (5) findings.

Staff recommends approval of the Waiver with the one (1) condition.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ST. REGENTS LAKE
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R-7
R-9
R-12
R-15
C-3
O-2
A
DEERGROVE RD
DEERHILL RD
DEERLEAF CT
TAPLOW RD
STAMFORD RD
WINTERHAVEN RD
CUNTWOOD RD
DAVELAYNE RD
ELSHUR RD
HOTTINGER DR
MCMANAWAY DR
DUCK RIVER RD
SHILOH CHURCH RD
TAMMAWAY DR
BROOKFOREST RD
HOLLYGLEN CT
GARDENGATE RD
NAHANT RD
QUISENBERRY ST
SOUTH RIDGE DR
DUCK RIVER CT
LAKE BLVD
WATERWHEEL DR
STREET RD
BELLSON PARK DR
CASTLE ROCK RD
N BAILEY BRIDGE RD
BAYREUTH LN
LINTZ LN
FREDERICK FARMS DR
BRANDENBURG DR
POSTOFFICE RD
KELLYNN DR
OAKMEADOW LN
THOMASSETTE DR
DELFIN RD
GRAVIER RD
PERDIDO DR
CLINTWOOD CT
MEIS LN
PEASE RD
RESPESS RD
MARKEY RD
TAPLOW TER
STAMFORD CIR
WARBRO RD