June 20, 2006 CPC

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

06SN0284

Wood Properties, L.P., LLP

Bermuda Magisterial District
8810 Metro Court

REQUEST: Rezoning from Light Industrial (I-1) and Community Business (C-3) to General Business (C-5).

PROPOSED LAND USE:

Commercial and industrial uses as permitted in the C-5 District are planned.

RECOMMENDATION

Recommend approval for the following reasons:

A. The proposal conforms to the Jefferson Davis Highway Corridor Plan which suggests the property is appropriate for general commercial uses.

B. The proposal is representative of, and compatible with, existing and anticipated area development.

(NOTE: THE ONLY CONDITION THAT MAY BE IMPOSED IS A BUFFER CONDITION. THE PROPERTY OWNER(S) MAY PROFFER OTHER CONDITIONS.)

GENERAL INFORMATION

Location:

West line of Metro Court, north of Norcliff Road and better known as 8810 Metro Court. Tax ID 792-672-4157.

Existing Zoning:

I-1 and C-3

Size:

1.3 acres

Existing Land Use:

Commercial and industrial

Adjacent Zoning and Land Use:

North - I-1; Industrial
South - C-3; Vacant
East - C-5; Commercial and industrial
West - C-3; Commercial

UTILITIES

Public Water System:

There is an existing six (6) inch water line extending along the west side of Metro Court, adjacent to this site. The existing structure is connected to the public water system. Use of public water is required by County Code. Due to the proposed change in use, the existing water meter may need to be resized

Public Wastewater System:

There is an existing eight (8) inch wastewater collector line extending along Metro Court, adjacent to this site. The existing structure is connected to the public wastewater system. Use public sewer is required by County Code.

ENVIRONMENTAL

Since this site is developed, this request will have no impact on environmental facilities. Any new or redevelopment must comply with drainage/erosion and water quality requirements.

PUBLIC FACILITIES

Fire Service:

The Bensley Fire Station currently provides fire protection and emergency medical service. This request will have a minimal impact on Fire and EMS.

Transportation:

This request will have minimal impact on Transportation facilities.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Jefferson Davis Highway Corridor Plan which suggests the property is appropriate for general commercial uses.

Area Development Trends:

The area is characterized by commercial and office/warehouse developments. It is anticipated that areas surrounding the Willis Road/Interstate 95 interchange, west to Jefferson Davis Highway, will continue to develop for general business and light industrial uses, as suggested by the Plan.

Site Design:

The request property lies within the Jefferson Davis Highway Corridor District. The purpose of this district's standards is to recognize specified areas of the County as unique and to enhance patterns of development and encourage redevelopment. Development of the site must conform to the Highway Corridor District standards and the Post Development Area District requirements of the Zoning Ordinance. Together, these standards address access, parking, landscaping, architectural treatment, setbacks, signs, buffers, pedestrian access, utilities and screening of dumpsters and loading areas.

CONCLUSION

The proposed zoning and land uses conform to the Jefferson Davis Highway Corridor Plan which suggests the property is appropriate for general commercial use. In addition, the proposed zoning and land uses are representative of, and compatible with, existing and anticipated area development.

Given these considerations, approval of this request is recommended.

06SN0284
Rez: I-1 & C-3 TO C-5
N
500 0 500 Feet
CSX RAILROAD
KINGSLAND RD
NORCLIFF RD
PAMS AVE
JEFFERSON DAVIS HWY
PERRYMONT RD
WILLIS RD
KINGSLAND HEIGHTS
CRESCENT PARK
NORMANDALE AVE
FERNCLIFF ST
CARSWELL ST
LAWNDALE ST
OAK LAWN ST
METRO CT
S I-95
R-7
C-3
C-5
I-1
I-2
I-3
O-2
A