



Legislation Text

File #: 2019-0278, **Version:** 1

Consider public testimony regarding, and an ordinance rezoning 4.62 acres located southeast of the intersection of E. Old Settlers Boulevard and N. Red Bud Lane from the OF-1 (General Office) zoning district to the LI (Light Industrial) zoning district. (First Reading)*

The property contains 4.62 acres and is owned by Leland and Dana Dawson. It was annexed in 2006, at which time no zoning district was applied, leaving the default zoning district as SF-R (Single Family - Rural). There are three primary structures, two residential and one non-residential. The non-residential structure is located at the front of the property, facing Red Bud Lane and the residential structures are located behind it. Prior to annexation, the property owners had an automotive-related business use in the building on the front of the property and residences in the rear. Upon annexation, the business use remained as a non-conforming use. Subsequent to the annexation, the City then zoned the property OF-1 (General Office) because of the property's small size; the surrounding land uses that existed at that time; and the General Plan land use designation of Business Park.

The property owner wishes to locate an auto sales business, without outdoor display, in the non-residential building, which is the reason for this zoning change request. Since annexation in 2006, conditions have changed on two of the neighboring properties - the adjacent 5.22-acre self-service storage tract was zoned to LI (Light Industrial) in 2014 and a 35-acre tract that borders both the self-service storage tract and the subject tract was purchased by the City for the planned extension of Old Settlers Blvd. These changes support the property owners' request to rezone the property to LI.

Light industrial uses include: office/warehouse, retail sales and services consisting of primarily outdoor storage or consumer loading areas, small-scale alcohol production, manufacturing and assembly, warehouse and freight movement and wholesale trade. The site will need to comply with fire safety regulations, including the extension of a water main for a fire hydrant and paving of the parking area in front of the building for fire truck access. Other requirements include providing designated parking spaces and assuring that the building itself complies with all code requirements.

The Planning and Zoning Commission held a public hearing and voted 7-0 to recommend approval of the rezoning at their meeting on May 1, 2019. There were no speakers at the public hearing.