

# 255 Centre Dr ZC

## Location:

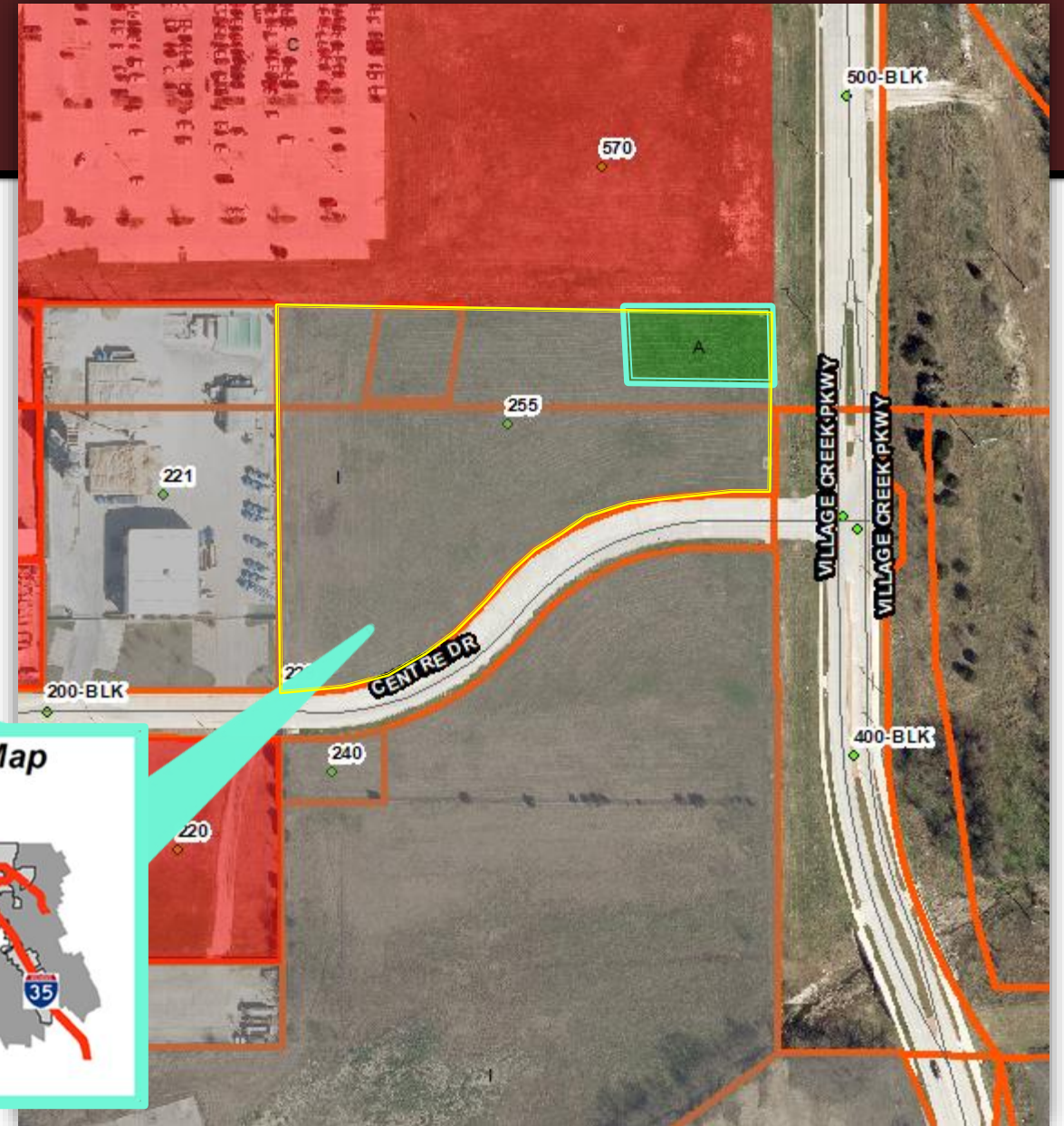
- 0.35 acres
- 255 Centre Dr

## Applicant/Owner:

Angel Sanchez – Applicant  
Jason Burghart – Owner

## Item for approval:

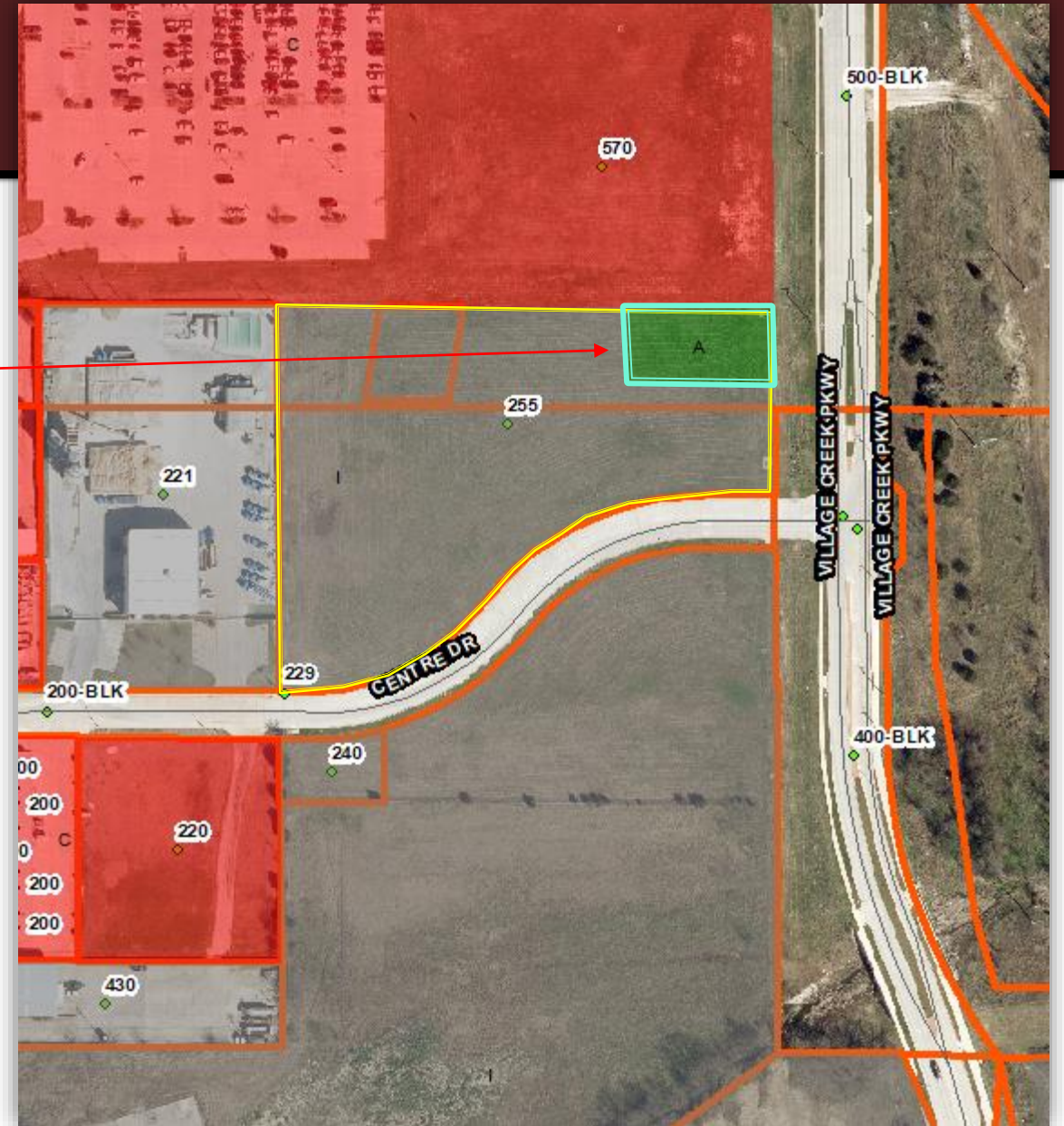
Zoning Change (Case 22-167)



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## Zoning Information

- The applicant is proposing to rezone a 0.35 acre portion of 255 Centre Dr. from (A) to (I)
- The majority of the undeveloped 4.411 acre site is already zoned I, Industrial
  - If approved, this request would bring zoning consistency to the entire site.
- The applicant has also submitted a Commercial Site Plan (22-165) proposing to expand Liquid Stone Concretes operation to the subject site.
  - LSC currently operates at 221 Centre Dr, located immediately to the west of the subject property
  - The proposed (I) Zoning District allows for concrete batching plants by right

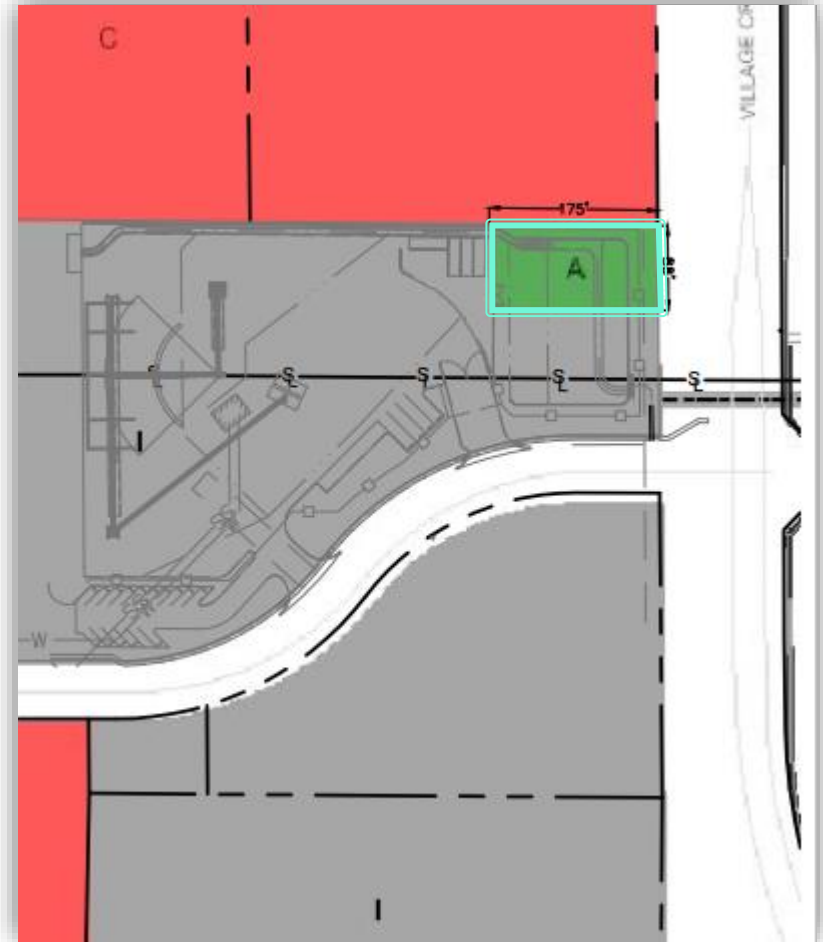
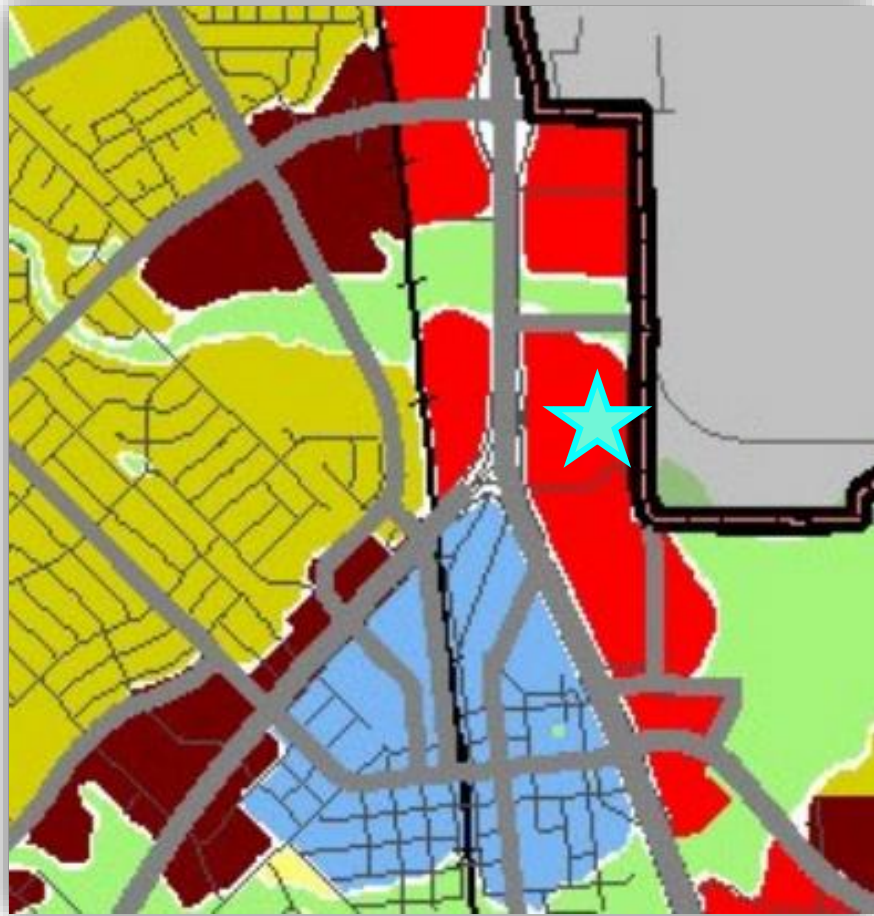


# Comprehensive Plan

Regional Office/Commercial

# Current Zoning

Agricultural

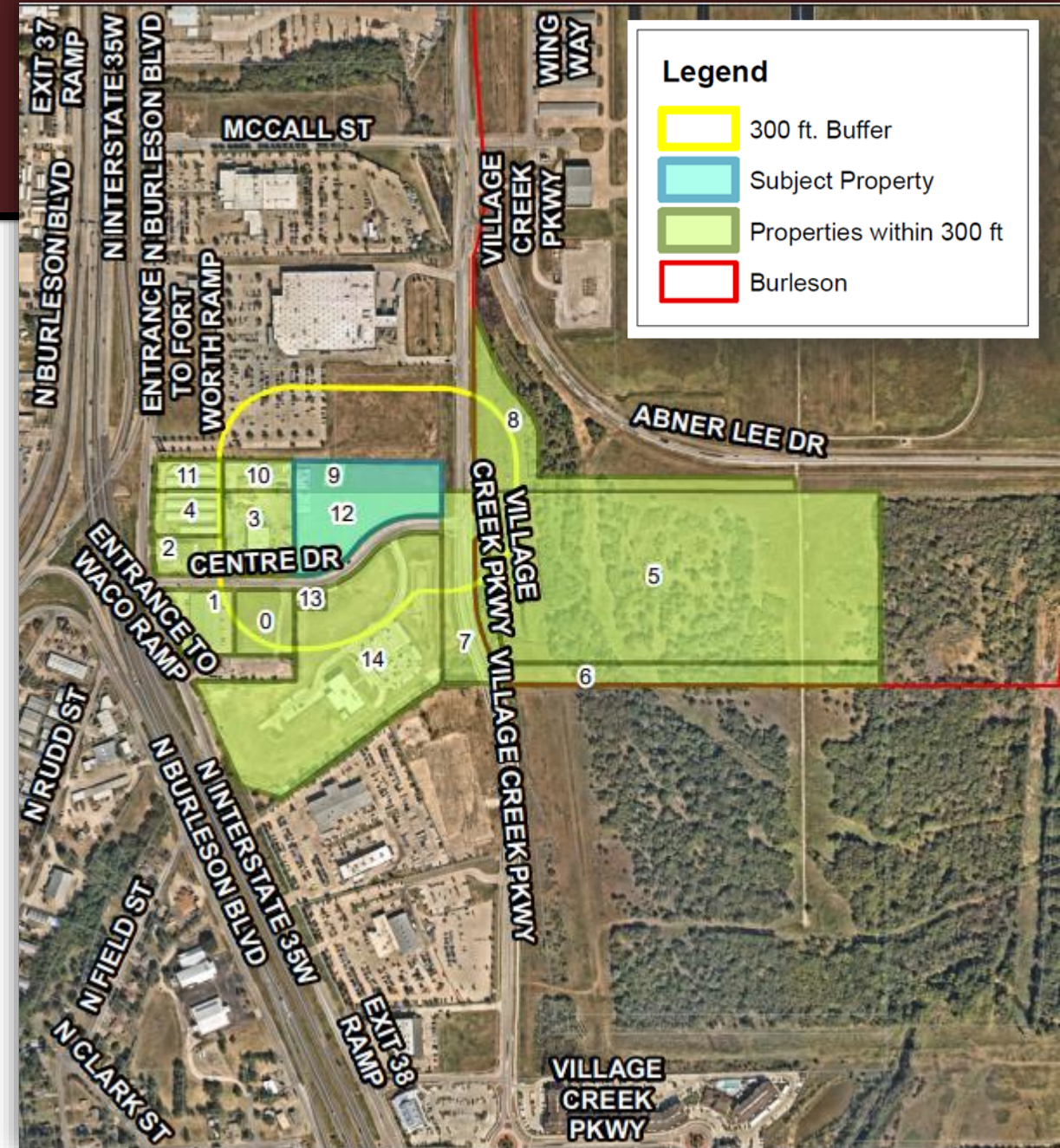


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## Public Hearing Notice

- Public notices mailed to property owners within 300 feet of subject property.
- Published in newspaper.
- Sign posted on the property.

Staff has not received any inquiries regarding this request.



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## P&Z Summary

### Vote

Recommended approval by a vote of **8-0**

### Discussion

None

### Speakers

None

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## Staff's Recommendation

Staff recommends approval of the zoning change request from "A", Agricultural to "I", Industrial for 0.35 acres of 255 Centre Dr.

- Items to be considered:
  - The proposed zoning of Industrial and the subsequent use of a concrete batching plant does not comply with the vision of the Comprehensive Plan. However, the majority of the subject site is already zoned (I).
  - If approved, this request would bring zoning consistency to the entire site.
  - Existing concrete batching plant is currently operating immediately to the west of the subject site. The owner is proposing to expand the existing business to the adjacent site in question.

