



PLANNING DATE 01/13/2022
COUNCIL DATE 01/20/2022

P&Z STAFF REPORT

PREPARED BY:

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DOCKET/APPLICATION #	APPLICANT	ADDRESS/PARCEL #
RZ-2021-23	Randy Wright	Parcel 072604010

SUMMARY & HISTORY

Applicant Randy Wright has submitted an application to rezone parcel 0726-04010 from O-I (Office) to C-2 (Highway Commercial). The stated intent of this rezoning is to develop a Commercial Business Park compatible with C-2 uses. This property was originally zoned O-I for the purposes of locating a medical office park on the property. In the early 2000's this development, which was under preliminary site construction, was abandoned. Subsequent development in the business park assumed C-1 and C-2 zoning for heavier commercial uses.

STAFF DETERMINATION

C-2 Highway Commercial is listed as an appropriate zoning classification for the Commercial Corridor Future Land Use map. The Powers Court business park incorporated O-I zoning early in its development, but properties were slowly re-zoned to light and highway commercial to accommodate heavier commercial business uses. Although not a requirement of the rezoning, staff requested a traffic study showing the difference in traffic impact between office and C-2 zoning based on the proposed development plan in order to understand the impact. Given this traffic assessment as well as the presence of other C-2 zoned properties across the street, staff recommends approval of this request.

PLANNING COMMISSION RECOMMENDATION

Chairman Nebergall voiced concerns with the traffic impact at the Carriage Oaks Drive intersection and whether it would be capable of handling traffic associated with the buildout of the entire Powers Court business park. Commissioners Bousquet, Schouw, and Hunter agreed and suggested that the Town pursue a traffic study to assess the level of service of infrastructure if the rest of the park were to develop consistent with C-2 zoning. Commissioner Duncan made a motion to approve the rezoning, Commissioner Hunter seconded the motion. Motion passed 3-0.



EXISTING ZONING	PROPOSED ZONING	EXISTING LAND USE	SURROUNDING ZONING	SITE IMPROVEMENTS	PROPERTY ACREAGE
OI Office Institutional	C-2 Highway Commercial	Vacant	North: C-1 South: C-1 & C-2 East: O-I West: O-I	None	8.89 acres

COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP COMPATABILITY

C-2 zoning is consistent with the Town's Comprehensive Plan as the property lies within the Commercial Corridor Future Development Character area which encourages high-quality commercial growth with heightened architectural and landscaping requirements.

ZONING ORDINANCE COMPATABILITY & IMPACT ASSESSMENT

- Will Zoning permit suitable uses with surrounding properties?** Highway Commercial zoning exists adjacent to this property. Such uses are compatible adjoining other uses in this district and in the Powers Court business park.
- Will Zoning adversely affect adjacent properties?** It is staff's determination that Highway Commercial zoning would not adversely affect the commercial properties surrounding it.
- Does the property have reasonable economic use as currently zoned?** It is staff's opinion that the current commercial zoning provides reasonable economic use, however other properties adjacent to this have been rezoned C-2 consistent with other properties in the business park.
- Would the proposed zoning result in a use which will or could be excessively burdensome on existing infrastructure?** It is staff's determination that C-2 zoning would be unlikely to cause an excessively burdensome use for this particular property. The Powers Court business park has a common stormwater infrastructure system that is not yet at capacity. C-2 zoning has the potential to increase impact on roads, however, this is usually associated with office and retail uses. The proposed uses consistent with the rest of the business park would not generate unreasonable traffic.