

ZONING HISTORY:

The subject property is currently zoned Light Industrial (LI) District. The zoning change [Z030601] from Single Family-One (SF-1) District to Light Industrial (LI) District was approved by City Council on July 1, 2003 [Ordinance 6873]. The subject property was annexed into the city on May 28, 1968 [Ordinance 1912].

CONFORMANCE WITH COMPREHENSIVE PLAN:

The Comprehensive Plan designates this area for light industrial uses. The proposed use is in conformance with the Future Land Use Map of the 2010 Comprehensive Plan.

DENSITY AND DIMENSIONAL IMPACTS:

A sampling of development requirements applicable to this site are highlighted below:

ORDINANCE PROVISION	UDC REQUIREMENTS	SITE PLAN CONFORMANCE
Area (Square Feet)	15,000 sq. ft. [UDC, Article 6]	In Conformance.
Width (Feet)	100 ft.	In Conformance.
Depth (Feet)	150 ft.	In Conformance.
Front Setback (Feet)	25 ft.	In Conformance.
Interior Side Yard Setback (Feet)	10 ft.	In Conformance.
Rear Yard Setback	0 ft.	In Conformance.
Maximum Height (Feet)	25 feet	In Conformance.
Minimum Masonry Content	100% [UDC, Appendix F]	In Conformance.
Minimum Required Landscaping	4% for LI	In Conformance. (5% provided)
Signage	Monument signs and wall signs allowed [UDC, Article 9].	Signage will be requested by sign permit at a later date.
Parking Required	49 spaces required. [UDC, Article 10]	In Conformance. 52 spaces provided.
Handicapped Parking Required	3 spaces required.	In Conformance. 3 spaces provided.
Screening for Dumpster	Minimum 6-foot high masonry screening fence [UDC, Article 8].	In Conformance.
Articulation Zones and Minor Articulation areas established	For industrial projects [UDC, Appendix F]	In Conformance.