

**BOARD OF ZONING ADJUSTMENT  
STAFF REPORT****Date: August 6, 2012****CASE NUMBER**

5775

**APPLICANT NAME**

Centralite (Mike Dow, Agent)

**LOCATION**1000 Cody Road South  
(West side of Cody Road South, 285' ± North of Hitt Road)**VARIANCE REQUEST****USE:** Use Variance to allow light assembly of electronics equipment in a B-2, Neighborhood Business District.**PARKING RATIO:** To allow 164 on-site parking spaces on a commercial site with 57,026 square feet of office space, 40 warehouse/assembly personnel, and one maintenance person in a B-2, Neighborhood Business District.**ZONING ORDINANCE  
REQUIREMENT****USE:** The Zoning Ordinance requires a minimum of B-3, Community Business District, for light assembly of electronics equipment.**PARKING RATIO:** The Zoning Ordinance requires a total of 206 parking spaces for 57,026 square feet of offices, 40 warehouse/assembly personnel, and one maintenance person in a B-2, Neighborhood Business District.**ZONING**

B-2, Neighborhood Business District

**AREA OF PROPERTY**

28.3± Acres

**ENGINEERING  
COMMENTS**

No comments

**TRAFFIC ENGINEERING  
COMMENTS**

No comments.

**FIRE DEPARTMENT  
COMMENTS**

No comments

**CITY COUNCIL**  
**DISTRICT**

District 6

**ANALYSIS**

The applicant is requesting Use and Parking Ratio Variances to allow light assembly of electronics equipment and 164 parking spaces at a commercial site with 57,026 square feet of office space, 40 warehouse/assembly personnel, and one maintenance person in a B-2, Neighborhood Business District; the Zoning Ordinance requires a minimum of B-3, Community Business District, for light assembly of electronics equipment, and requires a total of 206 parking spaces for 57,026 square feet of offices, 40 warehouse/assembly personnel, and one maintenance person in a B-2, Neighborhood Business District.

The applicant states Centralite is an energy management company, which would use this site as their company headquarters. The use as the corporate headquarters is an allowed use in a B-2 district; however, Centralite wishes to include the light assembly of integrated electronic components within a 9,600 square foot building. Specifically, Centralite would assemble, test and package the completed components for the company's consumer grade electronic controls and energy management systems. The applicant states the production process would consist of the assembly of small components onto circuit boards and then assemble the circuit boards into plastic enclosures for distribution. The applicant further describes the use of automation to place and secure electronic parts onto the circuit boards within a self-contained and environmentally friendly environment.

The facility would operate Monday thru Friday from 7:00 AM to 11:00 PM; the number of employees working at any one time will be 35-40. The applicant states that there will be no customers visiting the facility since all transactions take place at the customers' business location. As this is a single tenant site, the variance request of the reduction from the required 206 parking spaces to the existing 164 parking spaces may be warranted.

As the light assembly portion of Centralite's product is not allowed by right within a B-2 district, the applicant has submitted this Use Variance request.

The Zoning Ordinance states that no variance shall be granted where economics are the basis for the application; and, unless the Board is presented with sufficient evidence to find that the variance will not be contrary to the public interest, and that special conditions exist such that a literal enforcement of the Ordinance will result in an unnecessary hardship. The Ordinance also states that a variance should not be approved unless the spirit and intent of the Ordinance is observed and substantial justice done to the applicant and the surrounding neighborhood.

Variances are not intended to be granted frequently. The applicant must clearly show the Board that the request is due to very unusual characteristics of the property and that it satisfies the variance standards. What constitutes unnecessary hardship and substantial justice is a matter to be determined from the facts and circumstances of each application.

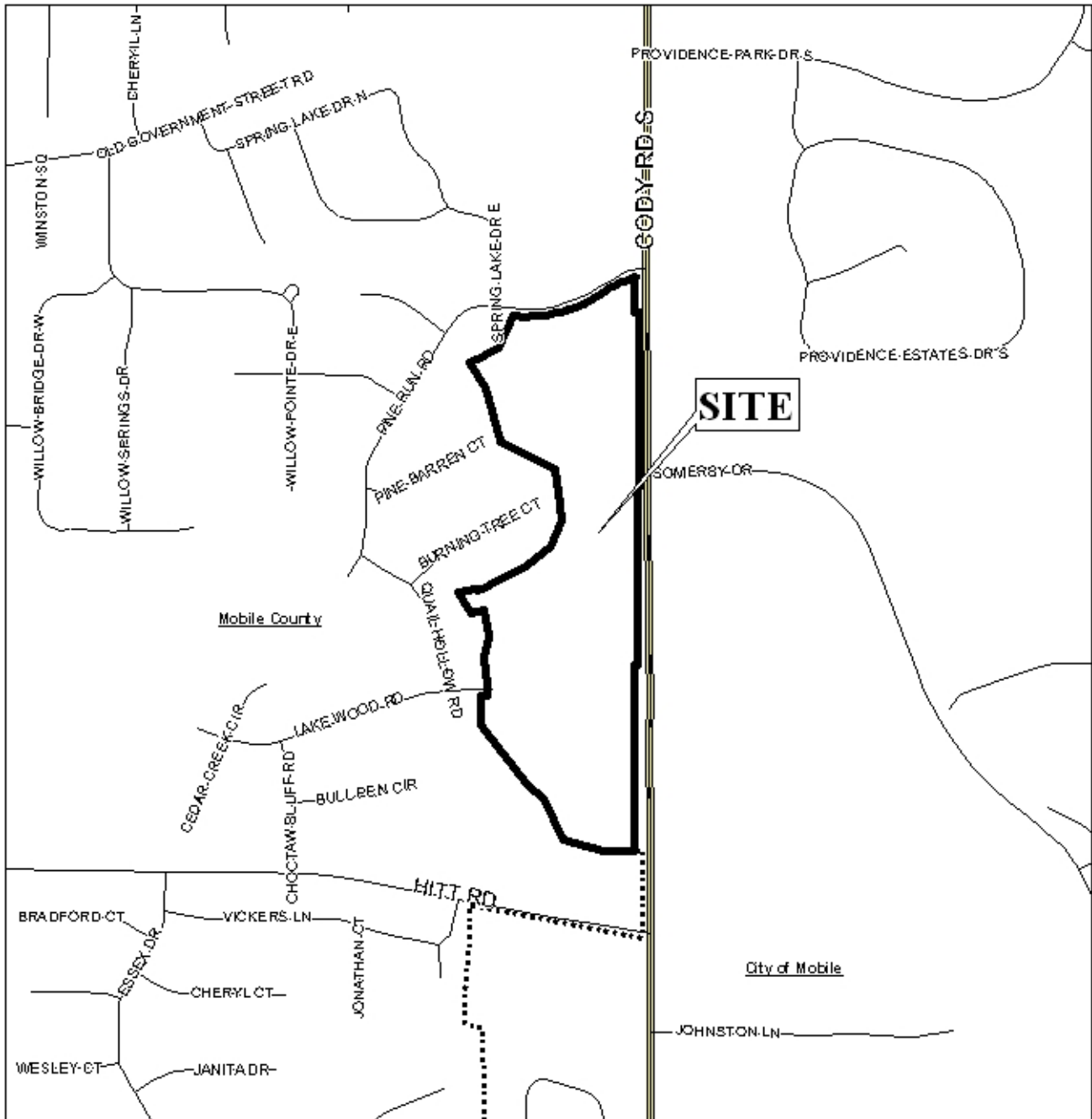
Contributing factors to possible approval of this variance are the facts that the site had been used for many years as a production office of computer disk and computer software; the site is located

on Cody Road South, a major street; and the nature of the proposed use could be argued to be an accessory to the primary use since it would utilize less of the site and building square footage than the corporate offices. The applicant has illustrated that a literal interpretation of the Ordinance could be considered a hardship due to the use as light assembly being subservient to the primary use as corporate offices. Further, the site is positioned on a major street, the allowance of the use as a light assembling may not be out of character with the potential uses in the immediate area given the nearby B-3 district. The Board should consider the Use Variance and Parking Ratio requests for approval.

**RECOMMENDATION:** Based on the preceding, the Use and Parking Ratio Variances request are recommended for approval, subject to the following conditions:

- 1) the building labeled as “Building E” only may be used as light assembly;
- 2) full compliance with the tree requirements of the Zoning Ordinance for the entire site;
- 3) full compliance with all other codes and ordinances.

# LOCATOR MAP



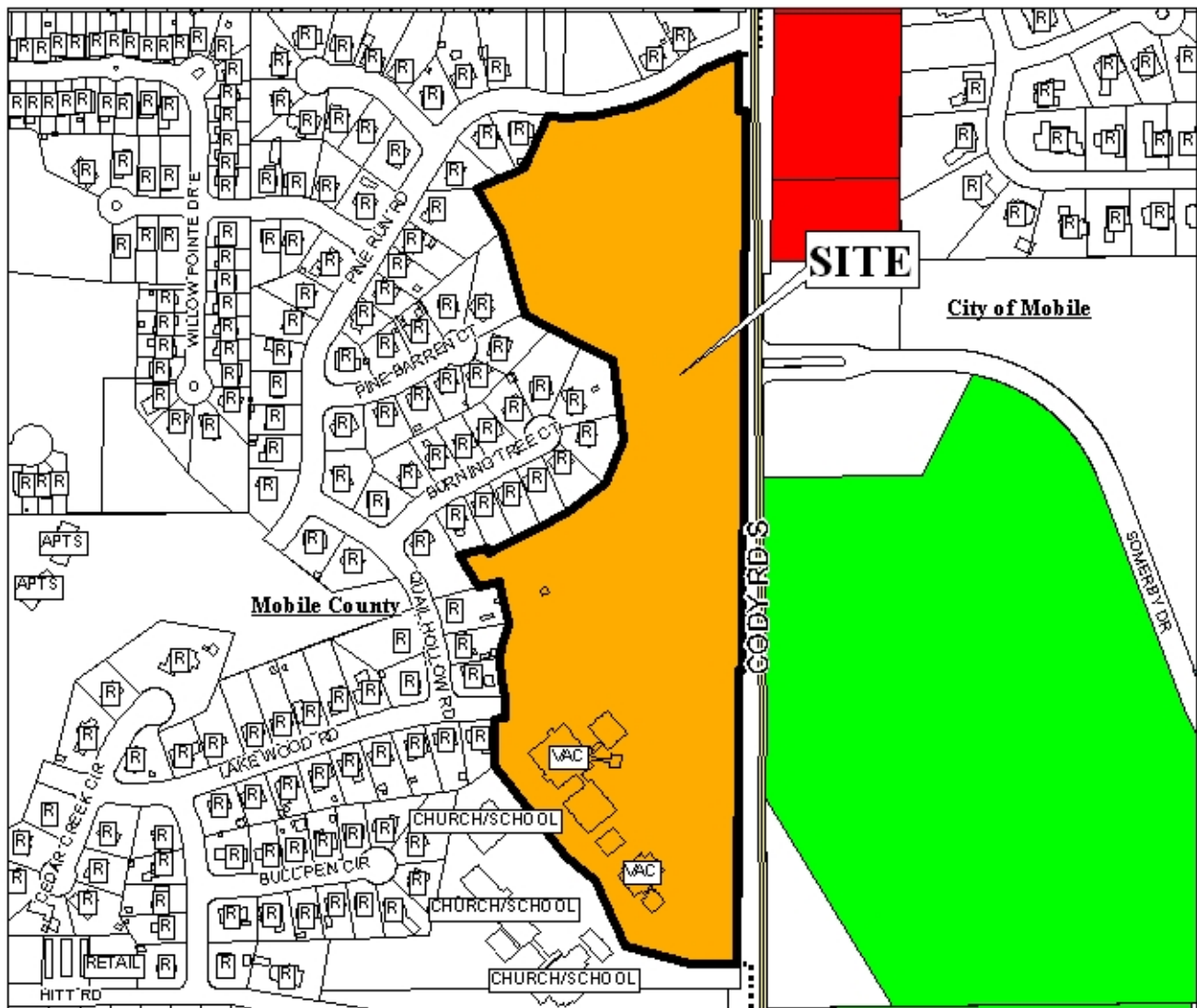
APPLICATION NUMBER 5775 DATE August 6, 2012

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REQUEST Use and Parking Ratio Variances



# BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



The site is surrounded by single-family residences.  
A church/school is located to the west of the site.

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LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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## BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING

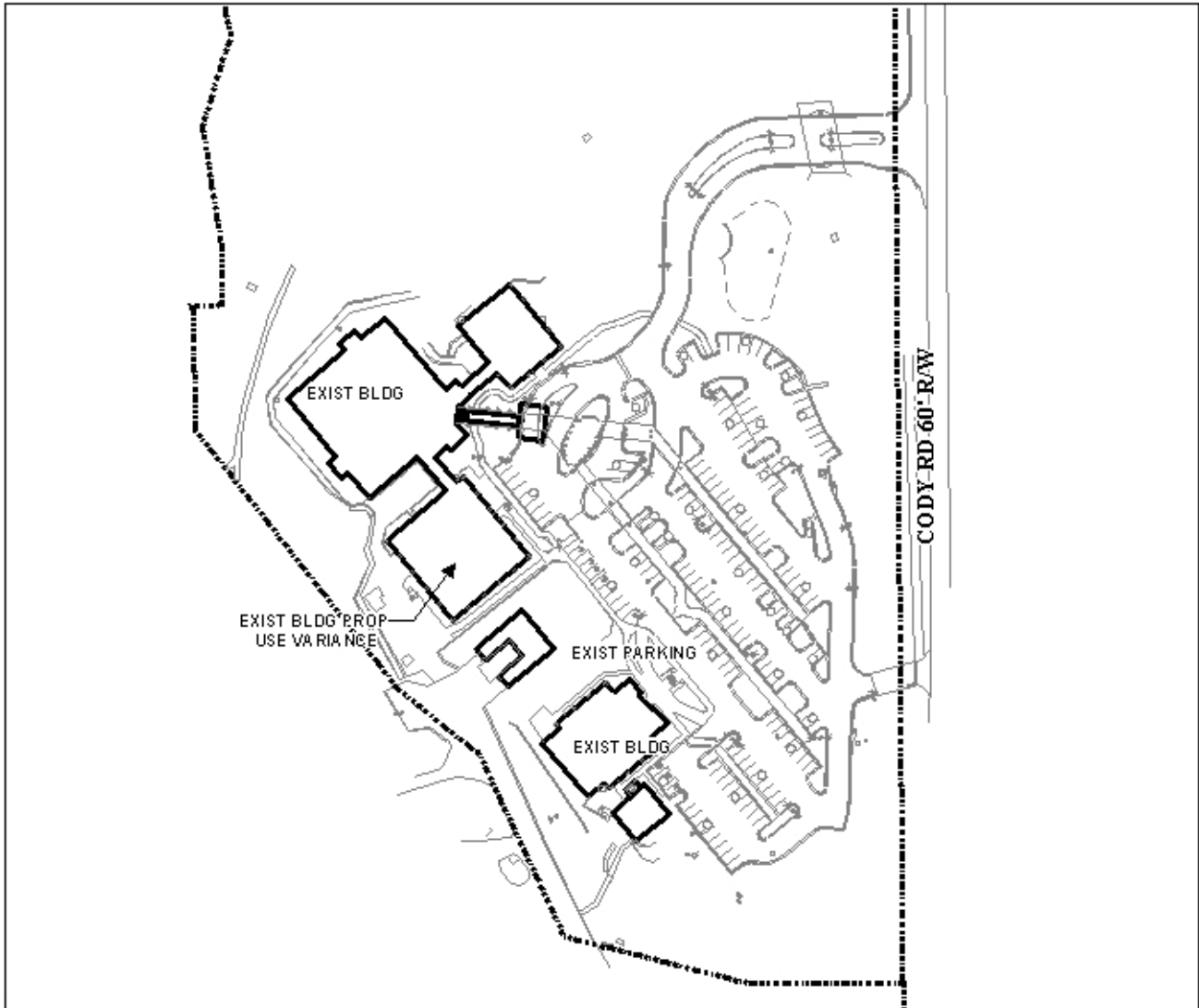


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## SITE PLAN



The site plan illustrates the existing parking configuration and buildings.

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