

ZONING AMENDMENT STAFF REPORT**Date: July 10, 2003****NAME**

Water Street, L.L.C.

LOCATION

200 North Royal Street
(Block bounded on the North by State Street, East by Water Street, South by St. Anthony Street, and West by Royal Street)

PRESENT ZONING

I-1, Light Industry

PROPOSED ZONING

B-4, General Business

AREA OF PROPERTY

3.7± Acres

CONTEMPLATED USE

Governmental Offices

It should be noted, however, that any use permitted in the proposed district would be allowed at this location if the zoning is changed. Furthermore, the Planning Commission may consider zoning classifications other than that sought by the applicant for this property.

**TIME SCHEDULE
FOR DEVELOPMENT**

Existing

**ENGINEERING
COMMENTS**

Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.

**TRAFFIC ENGINEERING
COMMENTS**

All driveway widths and locations to be approved by Traffic Engineering; and design to meet AASHTO Standards.

REMARKS

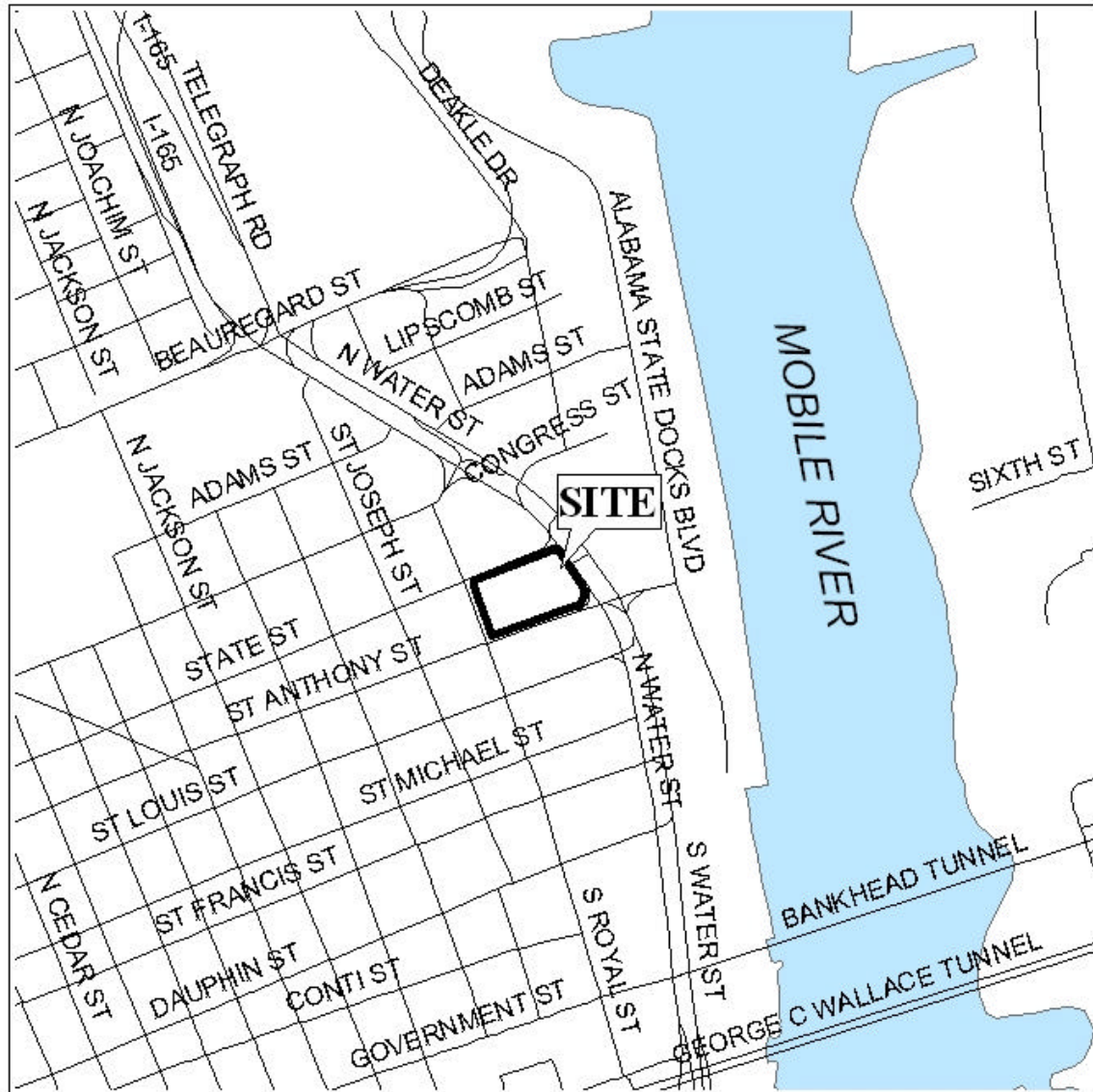
The applicant is requesting rezoning from I-1, Light Industry to B-4, General Business. The site is developed with an existing governmental office and the applicant wishes to bring the zoning into compliance with the surrounding zoning trends.

While the site is currently zoned I-1 which allows an office use, the surrounding zoning and land use make B-4 a more appropriate zoning classification for the site. The property was recently developed and at the time of completion, the site was in full compliance with the requirements of the Zoning Ordinance.

RECOMMENDATION
recommended for approval.

Based upon the preceding, this application is

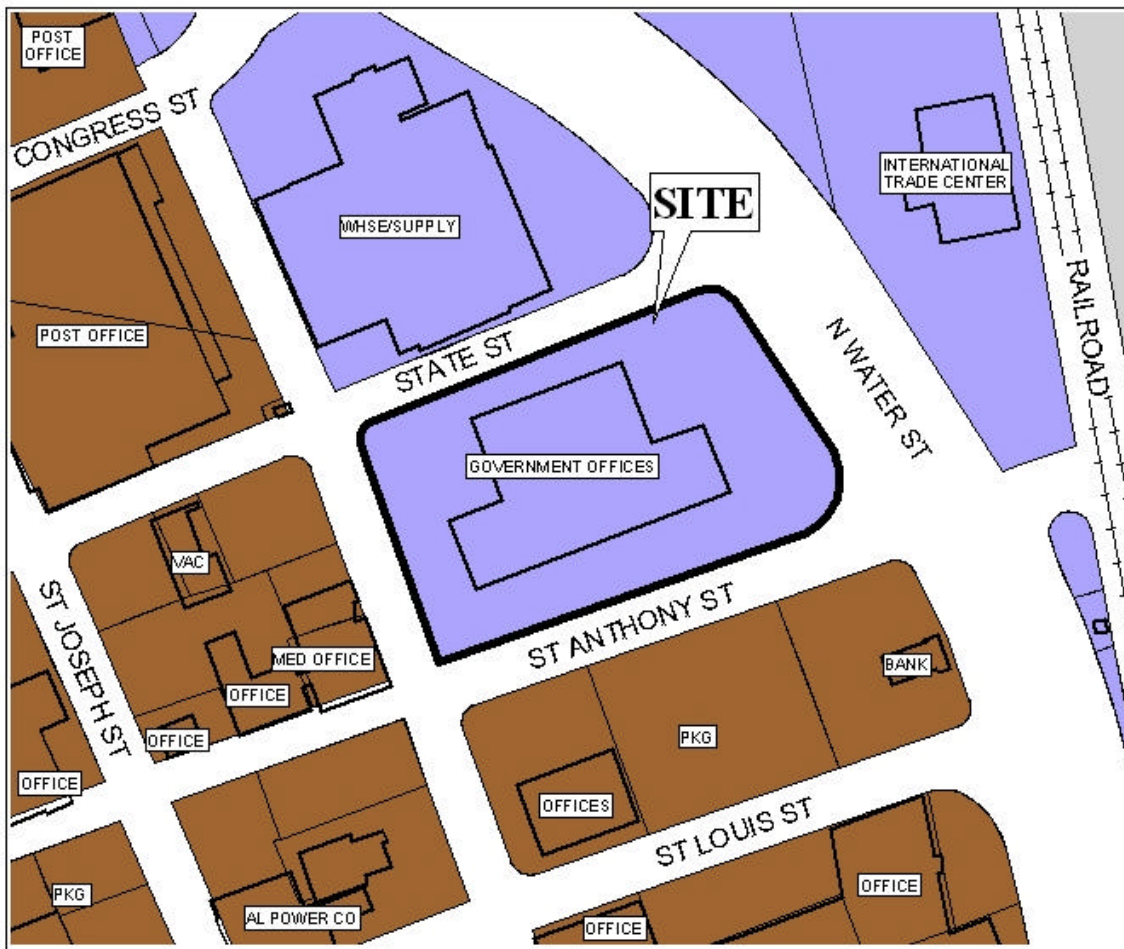
LOCATOR MAP



APPLICATION NUMBER 11 DATE July 10, 2003
APPLICANT Water Street, LLC.
REQUEST Rezoning from I-1 to B-4



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



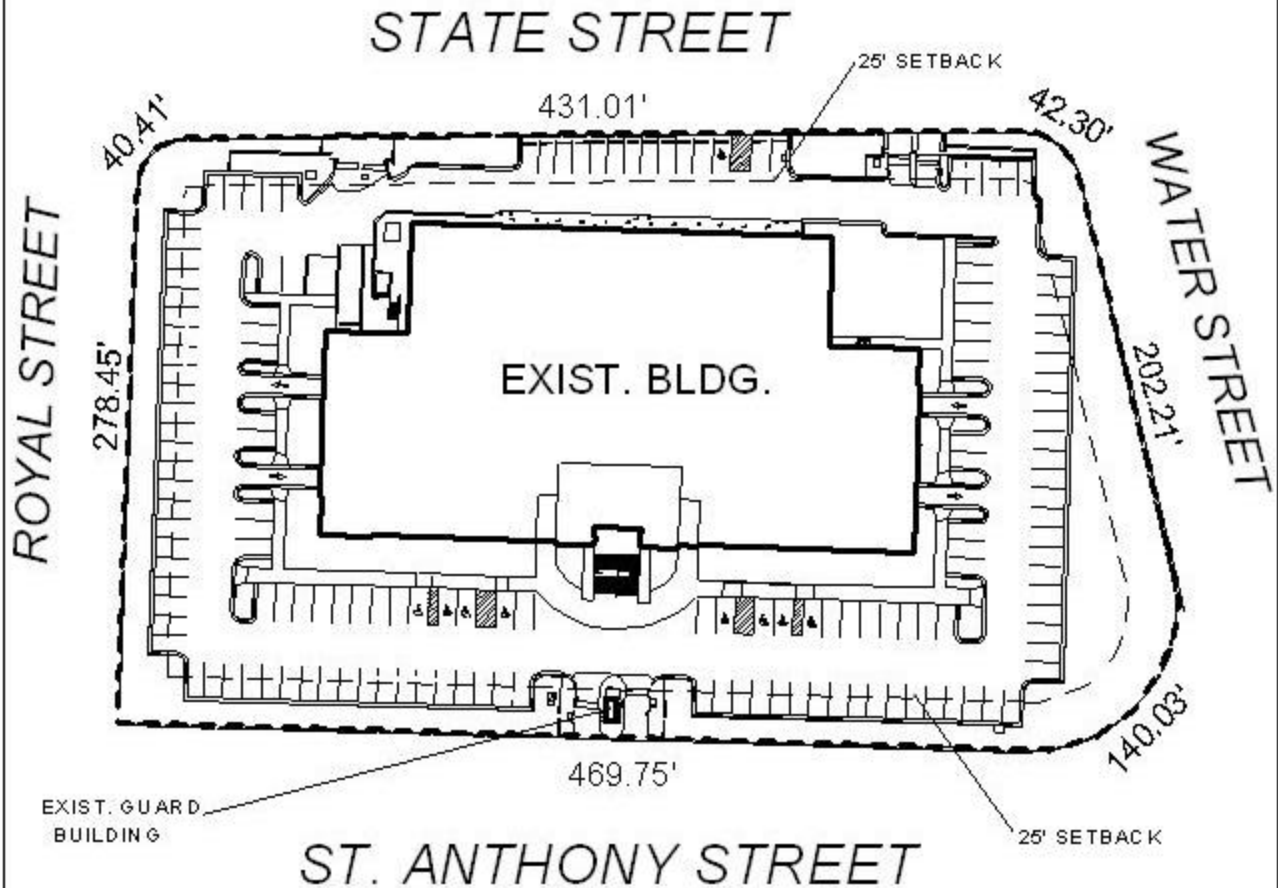
The site is located in an area of mixed land use. A warehouse is to the north and offices are located to the east, south and west.

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LEGEND



SITE PLAN



The site is located at 200 North Royal Street (Block bounded on the North by State Street, East by Water Street, South by St. Anthony Street and West by Royal Street). The plan illustrates the existing structures and parking.

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APPLICANT Water Street, LLC.

USE/REQUEST Rezoning from I-1 to B-4

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