

ZONING AMENDMENT STAFF REPORT**Date: August 5, 2004****NAME**

Marshall Tew

LOCATION4501 Rangeline Service Road
(East side of Rangeline Service Road, 80'± South of
Colgate Drive)**CITY COUNCIL
DISTRICT**

District 4

PRESENT ZONING

R-1, Single-Family Residential

PROPOSED ZONING

I-1, Light Industry

AREA OF PROPERTY

13,000 square foot

CONTEMPLATED USEPlumbing contractor's office and warehouse
It should be noted, however, that any use permitted in the proposed district would be allowed at this location if the zoning were changed. Furthermore, the Planning Commission may consider zoning classifications other than that sought by the applicant for this property.**TIME SCHEDULE
FOR DEVELOPMENT**

Immediately

**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

**URBAN FORESTRY
COMMENTS**

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

REMARKS

The applicant is requesting rezoning from R-1, Single-Family Residential to I-1, Light Industry to develop the site with a plumbing contractor's office and warehouse; which are allowed by right in an I-1 district.

The site fronts the Rangeline Road Service Road, which is a planned major street as illustrated on the Major Street Plan and has an existing right-of-way in compliance with the Plan. Frontage on the major street is minimal and only one curb cut is proposed; however, the location and design of the curb cut should be approved by Traffic Engineering and the Alabama Department of Transportation.

The site is illustrated as residential on the General Land Use Component of the Comprehensive Plan, which is meant to serve as a general guide, not a detailed lot and district plan or mandate for development. Moreover, the General Land Use component allows the Planning Commission and City Council to consider individual cases based on additional information such as the classification requested, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and zoning classification.

Although the site is illustrated as residential on the General Land Use Plan, the character of the surrounding area has changed and is now predominately heavy commercial and industrial. The site is located within a triangle formed by the railroad track, Rangeline Road and Higgins Road, and this area has been highly commercialized in the past 15 years. Furthermore, although zoned residentially the large tract of property to the North is developed with a large trucking company.

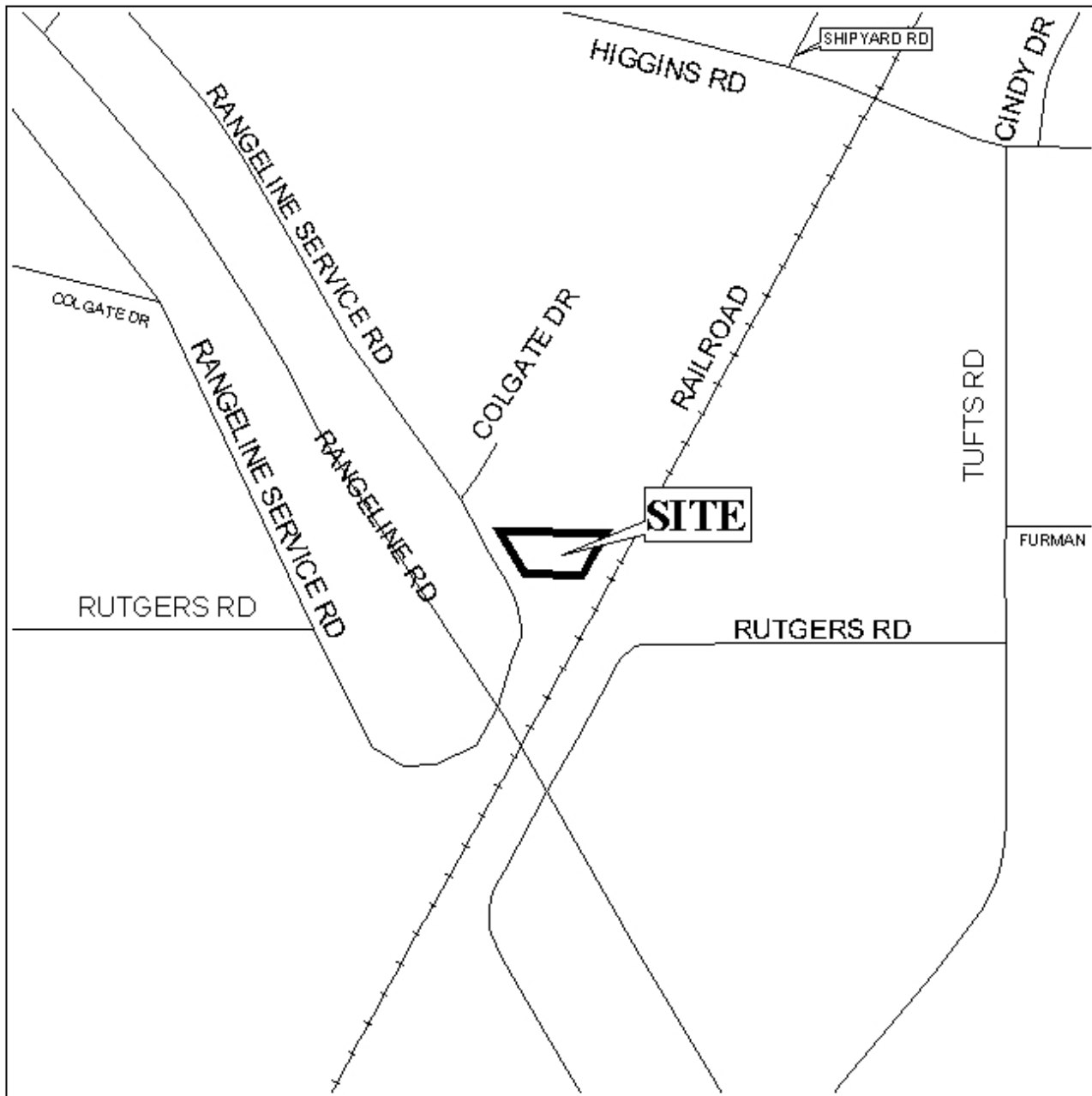
Although there is industrial zoning to the South along Tufts Road, the proposed use would be allowed in a B-3, Community business district and would be more compliant with the zoning trend of the Rangeline Road/Higgins Road triangle; which is predominately zoned B-3. Moreover, the two adjoining lots to the North are still zoned and utilized residentially, and while these are the only two residences within the Rangeline Road/Higgins Road triangle, B-3 would be a less intense zoning classification adjacent to these residences. However, additional buffering, such as an eight-foot wooden privacy fence, should be provided to reduce the potential negative impacts of commercial zoning on these properties. It should be noted that B-3 zoning would not allow a lay-down storage yard for piping; however, inside storage of nonhazardous materials would be permitted.

As with any rezoning, full compliance with the landscaping and tree planting requirements of the Ordinance would be required, as well as the provision of sidewalks.

RECOMMENDATION

Based upon the preceding, this application is recommended for approval for **B-3** zoning subject to the following conditions: 1) the provision of an eight-foot wooden privacy fence along the North property line where the site adjoins residential zoning; 2) that the site be limited to one curb cut, with the location and design to be approved by Traffic Engineering and the Alabama Department of Transportation; 3) full compliance with the landscaping and tree planting requirements of the Ordinance; 4) provision of a sidewalk; and 5) full compliance with all municipal codes and ordinances.

LOCATOR MAP



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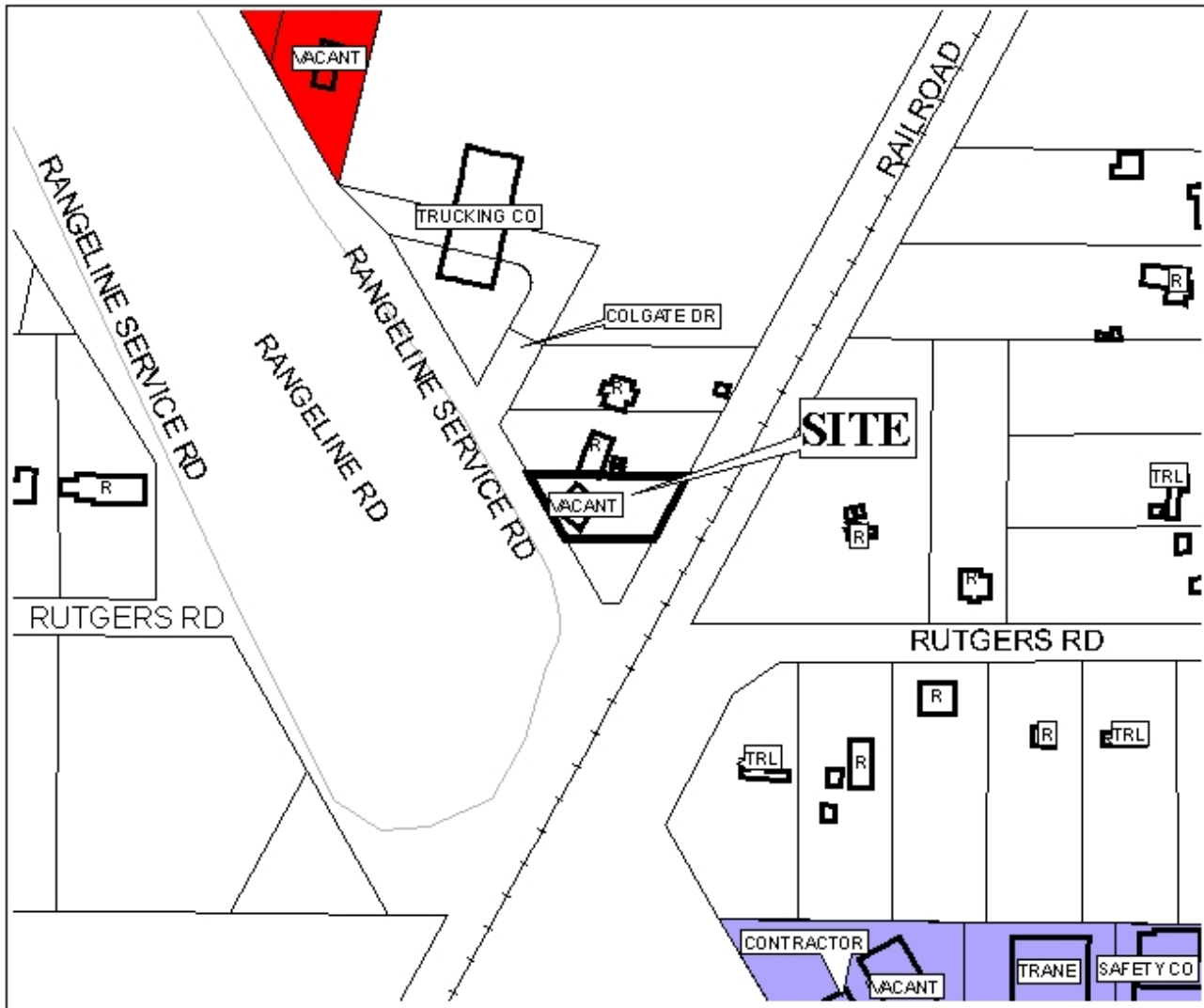
APPLICANT Marshall Tew

REQUEST Rezoning from R-1 to I-1



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single-family residential units. A trucking company is located to the north of the site. Contractors are located to the south of the site.

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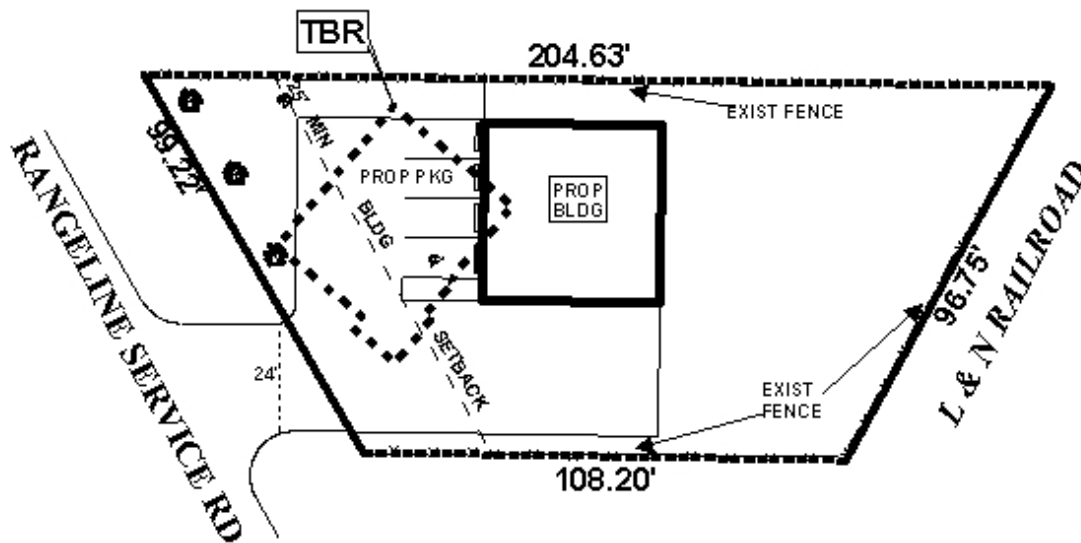
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LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2	NTS
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SITE PLAN



The site plan illustrates the proposed building, parking, building to be removed, and setbacks along with the existing fencing and landscaping.

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