

RZ13-1, Request of Mr. Danny Chu To Rezone half (1/2) acre From R3 (High-Density Residential) To B1 (General Business)

Location and Proposed Use

The applicant, Mr. Danny Chu, has requested to rezone approximately 0.5 acres from R3 (High Density Residential) to B1 (General Business). The parcel is located on N. Bank Street, and is the location of an existing commercial car wash owned by Mr. Chu (see map below).

Mr. Chu intends to discontinue utilizing the site as a car wash and convert it (the site) into mini-storage units. Though a conceptual site layout has not been submitted, Mr. Chu has indicated that he would like to convert the existing car wash structure into mini-storage units; and place additional mini-storage units on the site as well. The exact number of proposed mini-storage units has yet to be determined.

However, because the use “mini-storage units” are only allowable by special permit in the B1 zoning district, the applicant must first seek to rezone the subject property to B1, and (if rezoned to B1) subsequently apply for a special use permit; and this action will require additional public hearings.

Comprehensive Plan

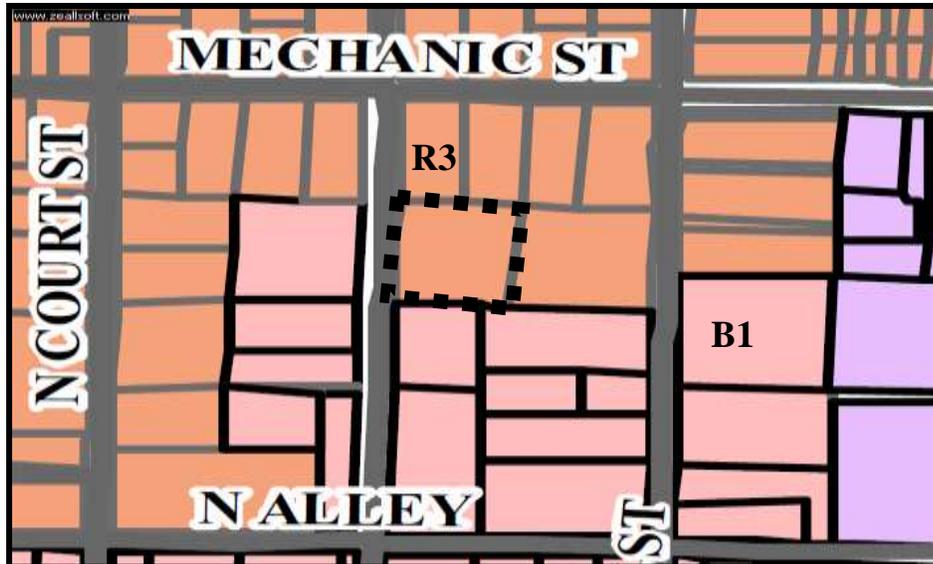
The Comprehensive Plan states “consider rezoning land so that the zoning will reflect the actual use.” Though the subject site’s existing land use has historically been commercial/business, and Mr. Chu’s commercial car wash has operated from this site for many years, the site is zoned R3 (High-Density Residential). As indicated above, Mr. Chu will be required to obtain a special use permit in order to operate mini-storage units on this site; however, the site’s existing zoning is not compatible with the site’s historic use.

Additional Considerations

At a minimum, rezoning the site from R3 to B1 would align the site’s use with its zoning.

If rezoned to B1, the applicant will subsequently apply for a special use permit in order to allow for mini-storage units. During the special use permit application process considerations related to the total number of storage units, lighting, screening, etc., etc, will be examined/discussed in greater detail.

Maps



Pink = B1 (General Business), Orange/Salmon = R3 (High-Density Residential)

Staff Recommendation: Approval

February 7, 2013

Rezoning the subject parcel from R3 to B1 would align the parcel's zoning with its current (and historic) use. Specific considerations related to the proposed mini-storage units use can be addressed during the special use permit process.