

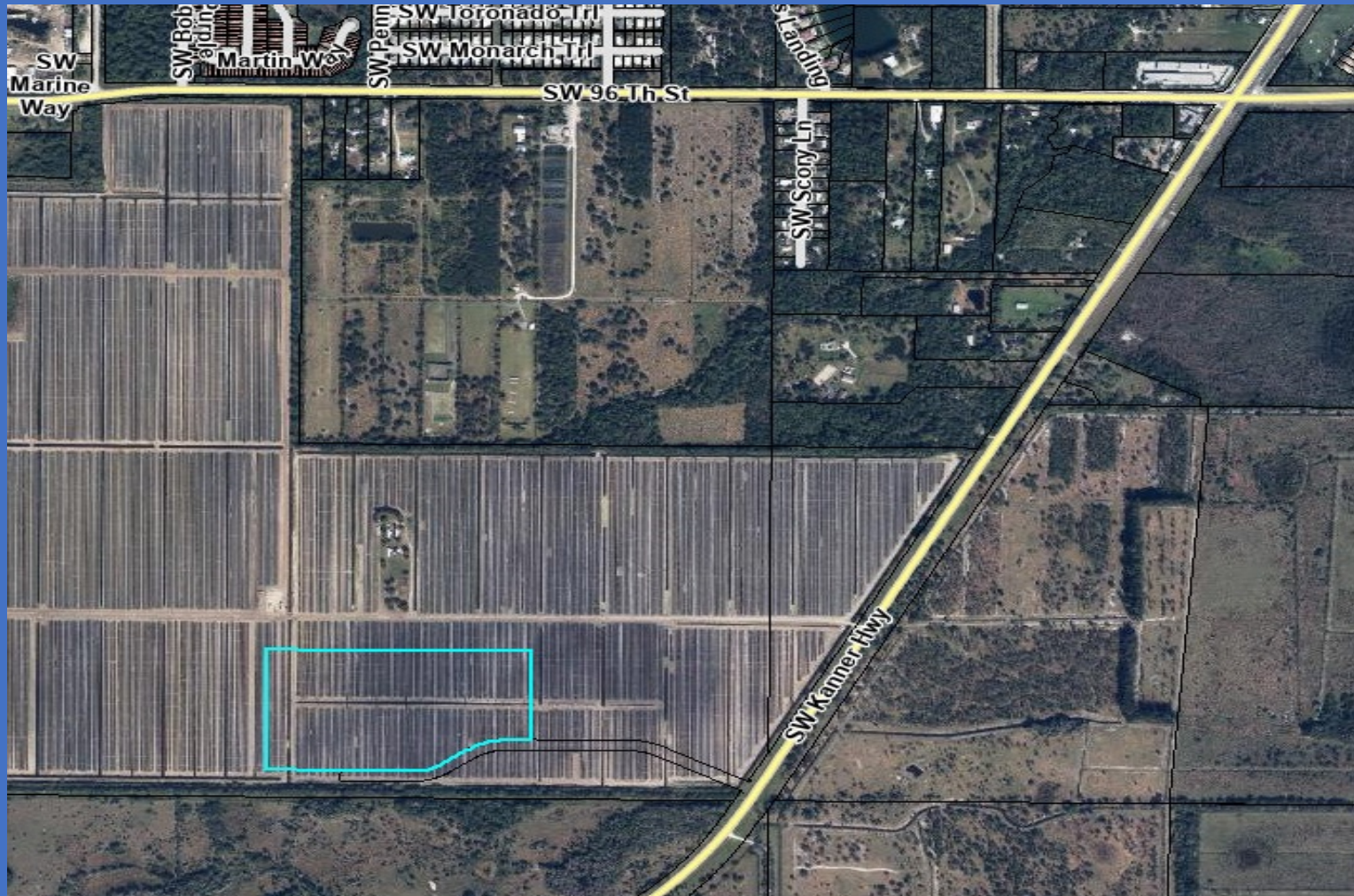
Board of County Commissioners
Public Hearing

June 6, 2023

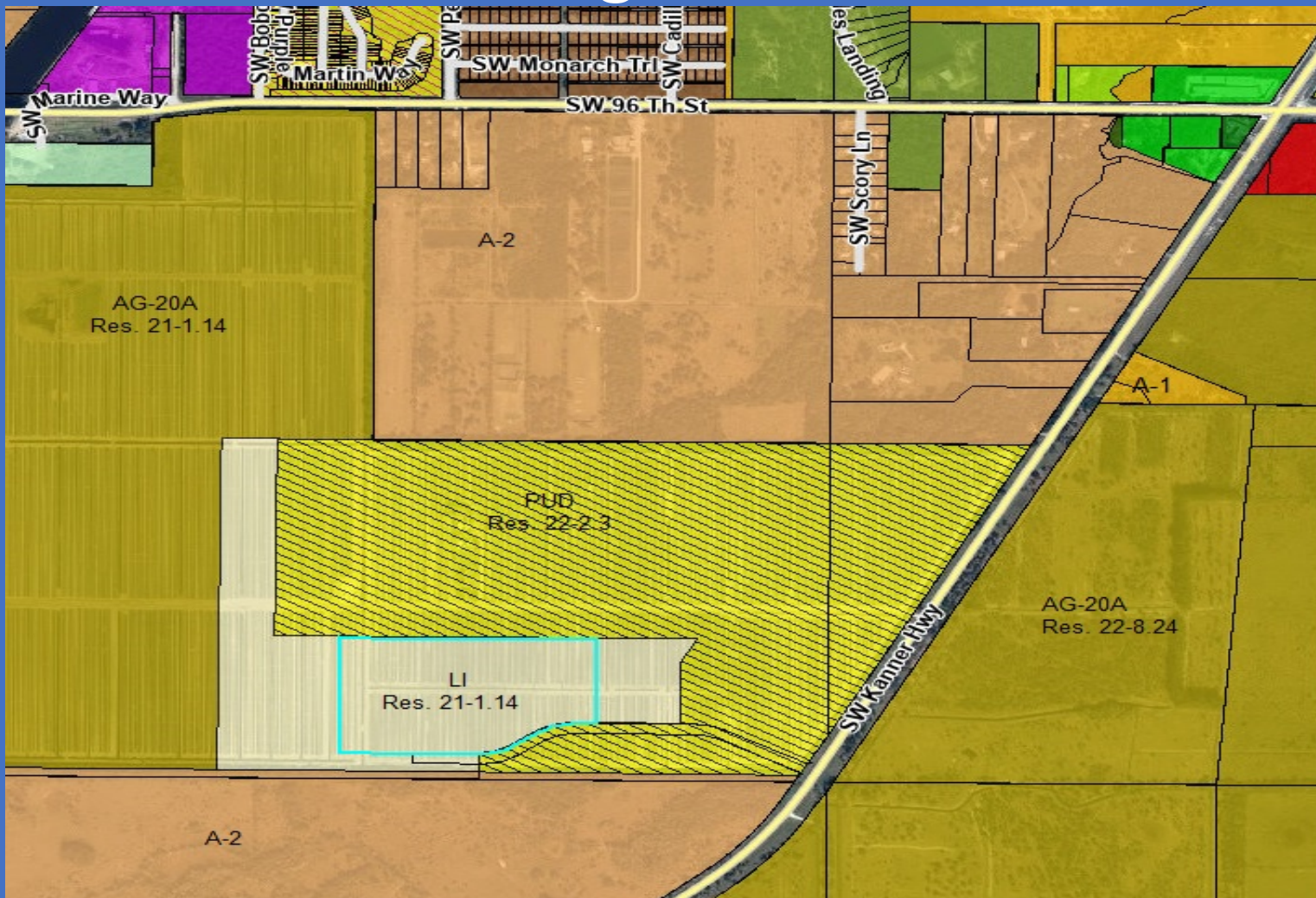
Carolyn Grunwald, Planner

County Operations Rezoning (C173-001)

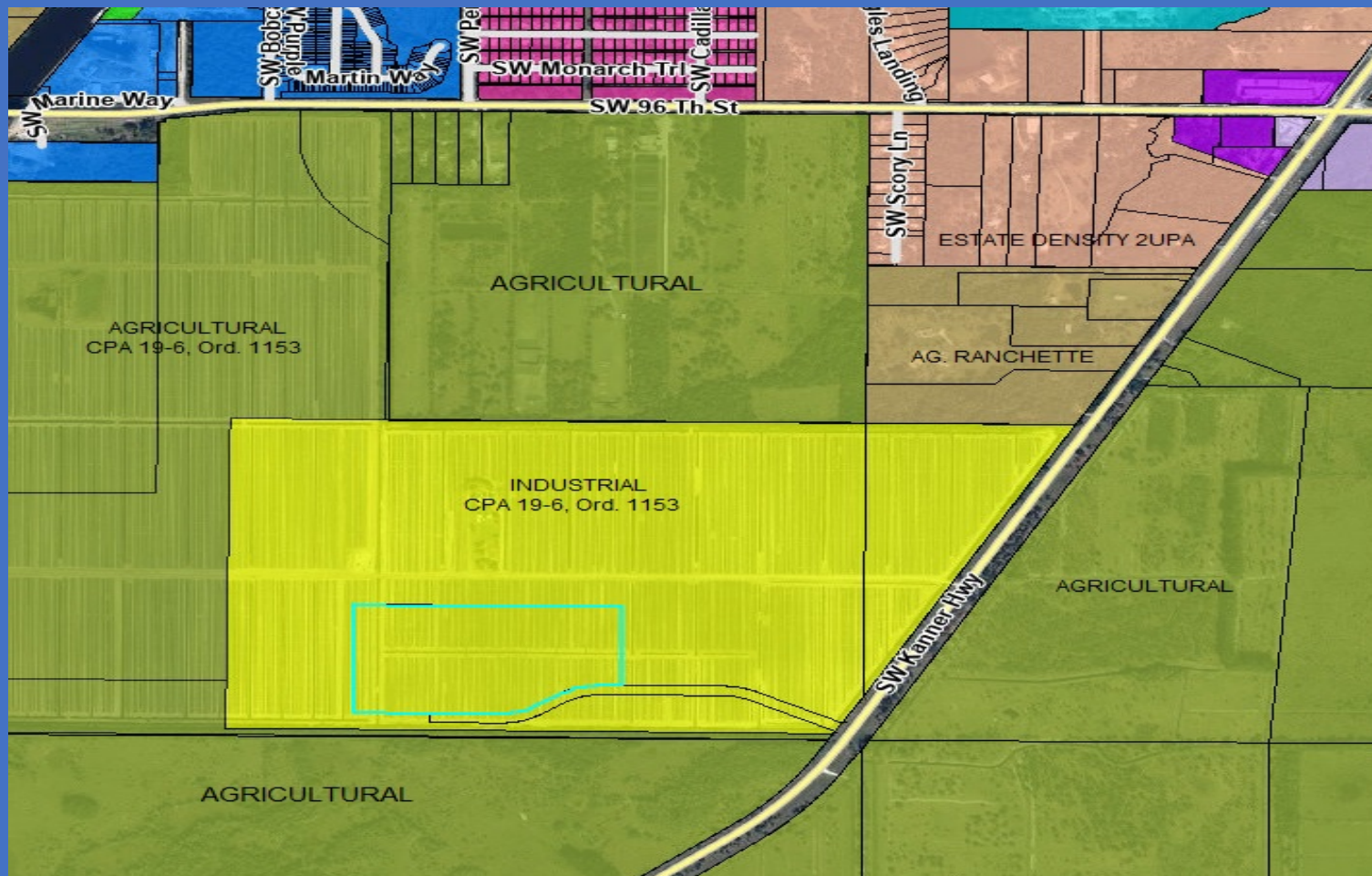
Location Map



Zoning Atlas



Future Land Use Map



Category “A” Zoning Options

- The current zoning district on the parcel is LI, Limited Industrial. The applicant is seeking a higher intensity use of the parcel and to allow for outdoor storage. The current future land use on the parcel is Industrial. This is a non-mandatory rezoning request.
- There are three standard Category “A” zoning districts available to implement the Industrial land use policies of the Comprehensive Growth Management Plan (CGMP).
 - LI, Limited Industrial
 - GI, General Industrial
 - HI, Heavy Industrial

Development Standards

Development Standards (Excerpt from LDR, Table 3.12.1 (2021))

C A T	Zoning District	Min. Lot Area (sq. ft.)	Min. Lot Width (ft)	Max. Res. Density (upa)	Max. Hotel Density (upa)	Max. Building Coverage (%)	Max. Height (ft)/(stories)	Min. Open Space (%)	Other Req. (footnote)
A	LI	15,000	100	—	20	40	30(1)	20	—
A	GI	30,000	125	—	20	50	40	20	—
A	HI	1 ac.	125	—	—	60	40	20	—

(1)The maximum building height shall be 40 feet for all commercial and business uses permitted in the LI zoning district as set forth in Table 3.11.2.

Structure Setbacks (Excerpt from LDR, Table 3.12.2 (2021))

		Front/by story (ft.)				Rear/by story (ft.)				Side/by story (ft.)			
C A T	Zoning District	1	2	3	4	1	2	3	4	1	2	3	4
A	LI	15(c)	15(c)	15(c)	15(c)	10(c)	10(c)	10(c)	10(c)	10(c)	10(c)	10(c)	10(c)
A	GI	15(c)	15(c)	15(c)	15(c)	10(c)	10(c)	10(c)	10(c)	10(c)	10(c)	10(c)	10(c)
A	HI	40	40	40	40	40	40	40	40	40	40	40	40

Additional setback specifications are contained in division 3 (standards for specific uses) and division 4 (miscellaneous development standards) of this article 3.

(c) Where the real property boundary abuts an RE, RS, MH, RM, HR-1, HR-1A, R-1, R-1A, R-1B, R-1C, R-2, R-2B, R-2C, R-2T, RT, TP, E, E-1, WE-1 zoning district, a residential use in a PUD, or the real property boundary of a public school, these increased setbacks shall apply:

Front/by story (ft.)				Rear/by story (ft.)				Side/by story (ft.)				
1	2	3	4	1	2	3	4	1	2	3	4	Corner
25	25	25	25	20	20	30	40	15	20	20	30	25

Staff Recommendation

Staff has concluded the requested GI, General Industrial District is an appropriate zoning district with respect to the application of the goals, objectives, and policies of the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR), and County Codes.

Staff recommends approving the request from LI, Limited Industrial to GI, General Industrial District.

This concludes the presentation.

Questions?