

**FEBRUARY, 2002**

**1801 TRIPLETT ST**

## ZONE CHANGE

**From:** I-1 Light Industrial

**To:** B-4 General Business

**Acreage:** 0.36 acres

**Applicant:** Charalambos "Harry" Pavlas  
(0202.1465)

<b>Property Zone Existing Use</b>	<b>to North</b> I-1 <i>Used Car Lot</i>	
<b>to West</b> B-4 <i>The Pantry</i>	<b>Subject</b> I-1 ➔ B-4 <i>Safelite Autoglass Business</i>	<b>to East</b> I-1 <i>Ceramics and gift store</i>
	<b>to South</b> B-4 <i>Colonel House Motel</i>	

## GENERAL LAND USE CRITERIA Apply, if marked below:

*Described in Comprehensive Plan on pages 445-448*

### Environmental ☒

- E1** Flood Plains
- E2** Steep Slope
- E3** Historical & Archaeological Sites
- E4** Soils
- E5** Plant & Animal Life

### Urban Services ☒

- U1** Roadway Capacity
- ☒ **U2** Electricity Supply
- ☒ **U3** Water Supply
- ☒ **U4** Stormwater Disposal
- ☒ **U5** Sanitary Sewage Disposal

### Development Patterns ❖

- ❖ **D1** Land-Use Intensity, Clusters and Buffers
- D2** Land Use versus Street Function
- ❖ **D3** Intersection & Driveway Spacing
- ❖ **D4** Roadway Buffer Standards
- D5** Lot Sizes & Proportions
- D6** Residential Development
- ❖ **D7** Non-Residential Development
- D8** Building Quality

## Proposed Zone & Land Use Plan

The applicant is seeking a B-4 General Business zone. The subject property is located in a Business/Industrial Plan Area, where general business uses are appropriate in general locations.

## SPECIFIC LAND USE CRITERIA

- (a) Building and lot patterns; outdoor storage yards**  
Building and lot patterns should conform to the criteria for "**Non-Residential Development**" (D7), and outdoor storage yards, with "**Buffers for Outdoor Storage Yards**" (D1).

## Applicant's Findings

The subject property is located within the general business/light industrial area where general business uses are appropriate.

The subject property adjoins B-4 (General Business) zoning and uses.

The subject property is located on a principal arterial street.

## Planning Staff Review

The subject property is located in the 1801 block of Triplett St, on the southeast corner of the intersection of E 18<sup>th</sup> St and Triplett St. Land use criteria applicable to this proposal are reviewed below.

## GENERAL LAND USE CRITERIA

### Environment

No important environmental criteria apply to the subject property.

### Urban Services

All urban services are available to the site, including sanitary sewers.

### Development Patterns

The subject property is currently in use as an automobile glass installation business. The property to the north of the subject property, across E 18<sup>th</sup> St, is zoned I-1 Light Industrial but is used as a car sales lot, which is a general business use. The property to the west of the subject property, across Triplett St, is zoned B-4 General Business and is used as a convenience store. Property to the south is

zoned B-4 General Business and is used as a hotel. Property to the east is zoned I-1 Light Industrial and is used as a ceramics and gift shop. The current use of the property as an automotive glass installation shop is permitted in either the I-1 Light Industrial or B-4 General Business zone. At some point prior to the current use, a service station occupied the site. The change of use of the subject property to a gas station with a convenience store and tobacco barn would be consistent with the development patterns established in the vicinity.

#### **Land-Use Intensity, Clusters and Buffers**

Open areas on which several vehicles are located should be landscaped to improve the community's appearance and to reduce ambient noise, light glare and air temperature. Perimeter landscaping is required to be located along streets where vehicular use areas adjoin the street right-of-way.

#### **Intersection & Driveway Spacing**

Triplett St is classified as a one-way principal arterial street and E 18<sup>th</sup> St is classified as a major collector street. Currently, the subject property has two existing access points on Triplett St and two existing access points on E 18<sup>th</sup> St. The access point on Triplett St closest to the intersection of E 18<sup>th</sup> St and Triplett St should be closed to come into substantial compliance with the access standards. The southern entrance may remain open with a maximum width of 40 feet at the property line. The access on E 18<sup>th</sup> St closest to the intersection should be closed as well, allowing the eastern entrance to remain open with a maximum width of 40 feet at the property line.

#### **Roadway Buffer Standards**

Both Triplett St and E 18<sup>th</sup> St have minimum roadway buffer requirements. A roadway buffer of 40 feet from street centerline is required on Triplett St and a roadway buffer of 30 feet from street centerline applies to E 18<sup>th</sup> St. When the two access points are closed, the buffer should be established along both streets. The perimeter landscaping requirement and off-street parking areas may not be located within roadway buffers.

#### **SPECIFIC LAND USE CRITERIA**

The subject property is located in a Business/Industrial Plan Area. Surrounding zoning is I-1 Light Industrial or B-4 General Business, as are surrounding land uses. The current use of the property is permitted in either an I-1 Light Industrial or B-4 General Business zone. The property has, in the past, been used as a service station, which is a permitted use in a B-4 General Business zone.

#### **Planning Staff Recommendations**

Staff recommends approval because the proposal is in compliance with the adopted Comprehensive Plan. This recommendation is made subject to the conditions and findings of fact that follow:

##### **Conditions:**

1. The northern access point on Triplett St shall be closed and the southern access point shall not exceed 40 feet in width at the property line.
2. The western access point on E 18<sup>th</sup> St shall be closed and the eastern access point shall not exceed 40 feet in width at the property line.
3. A 40-foot roadway buffer along Triplett St and a 30-foot roadway buffer along E 18<sup>th</sup> St shall be established, as measured from street centerline.
4. A perimeter landscape easement containing 1 tree per 40 feet of linear boundary and 1 low shrub per 10' of linear boundary shall be installed where vehicular use areas adjoin the street right-of-way.

##### **Findings of Fact:**

1. The subject property is located in a Business/Industrial Plan Area, where general business uses are appropriate in general locations;
2. The subject property adjoins General Business zoning and uses; and
3. The applicant's proposal is consistent with the development patterns established in the vicinity.