

ORELLANA PROPERTIES, INC REZONING P21-083

City Council Meetings of June 28, 2021 and July 12, 2021



Request:

The Applicant is requesting approval of the rezoning of approximately 0.74 acres (three parcels) from Single Family Residential (RS-2) to Warehouse Industrial (WI).

Proposed Project: A warehouse facility

General Information:

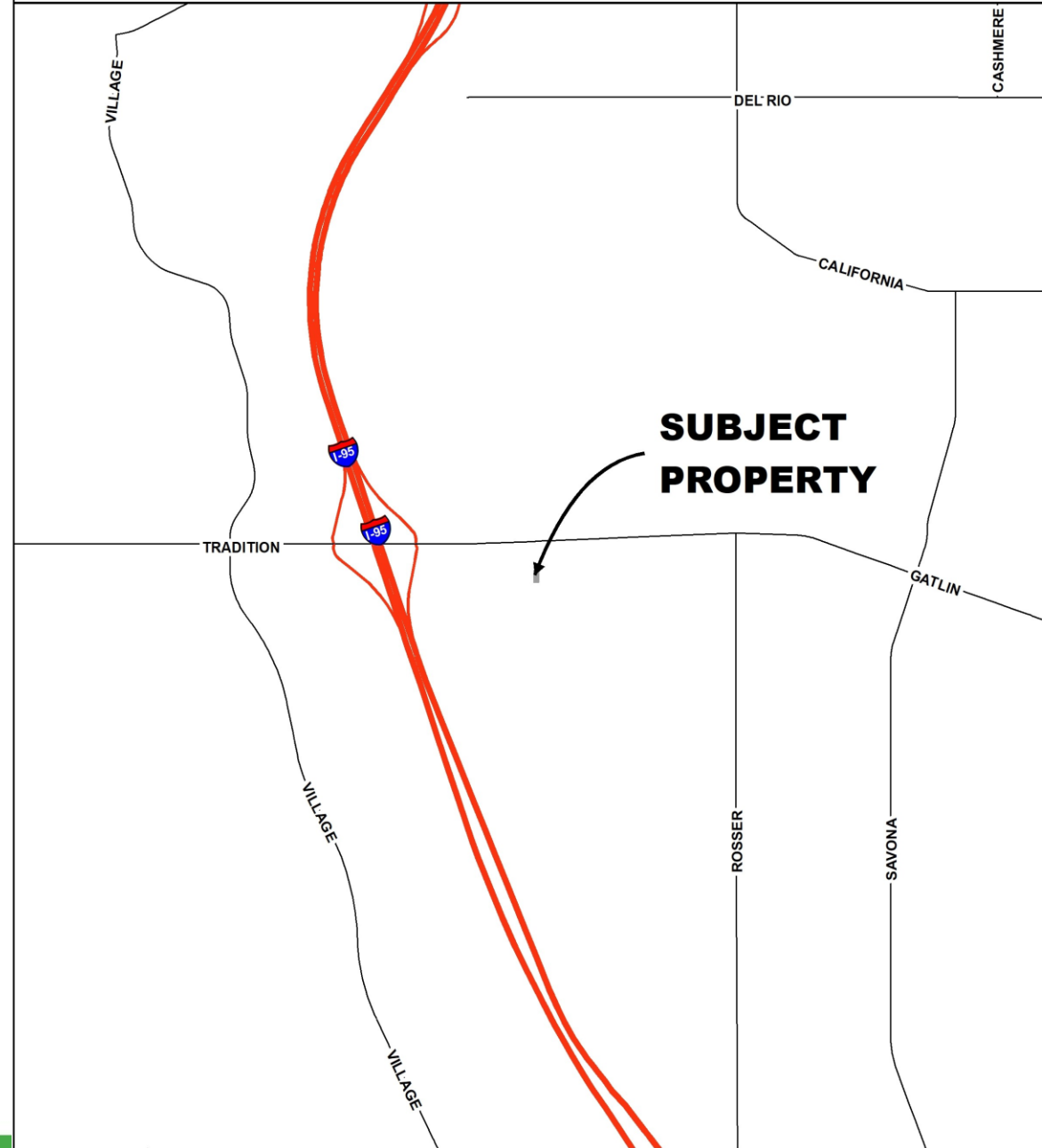
Owners – Mauricio Orellana, Orellana Properties, Inc.

Applicant – Randall Rogers, Velcon Engineering and Surveying, LLC

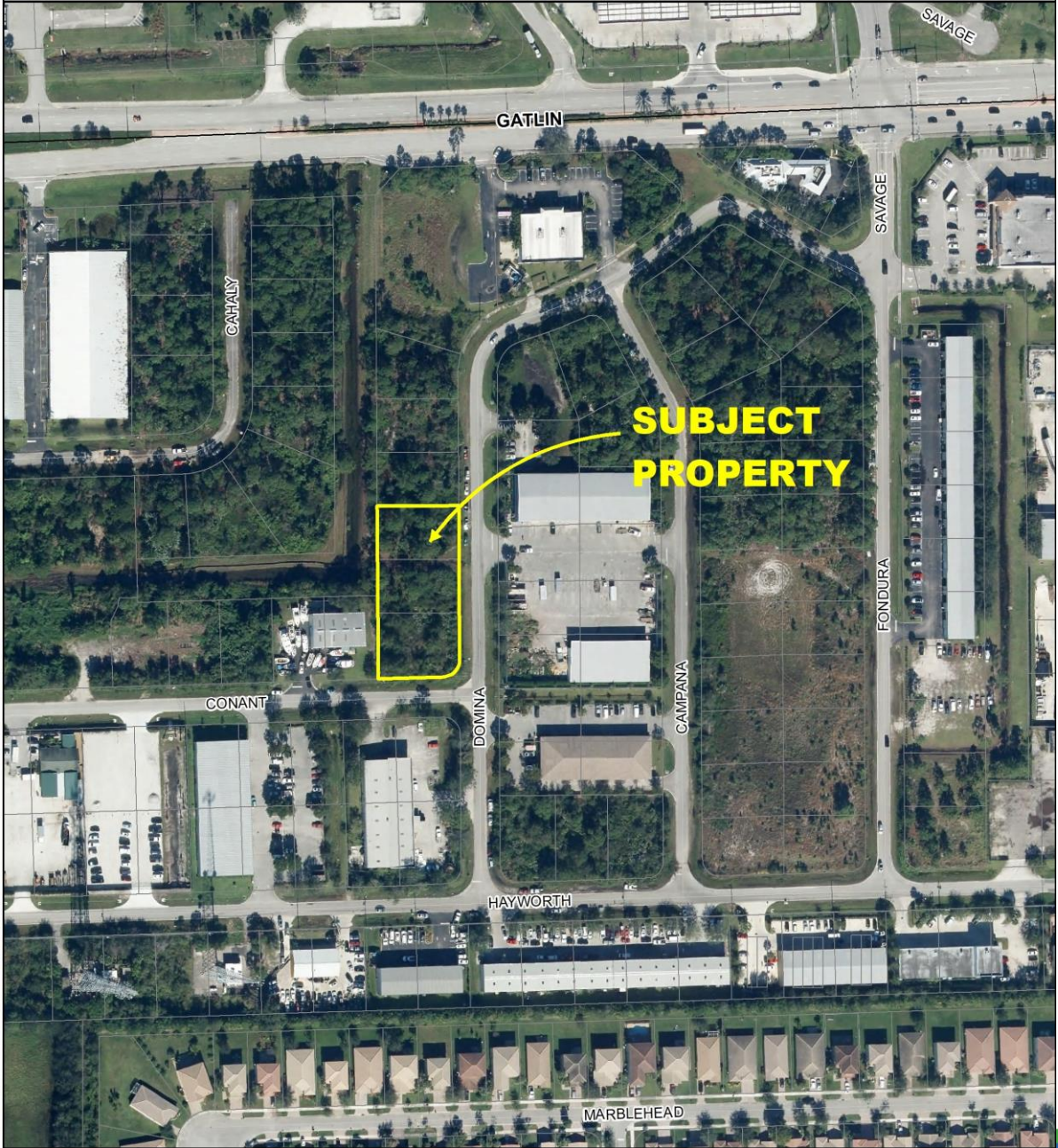
Location – The property is located east of I-95 and south of Gatlin Blvd

Existing Use – Vacant land

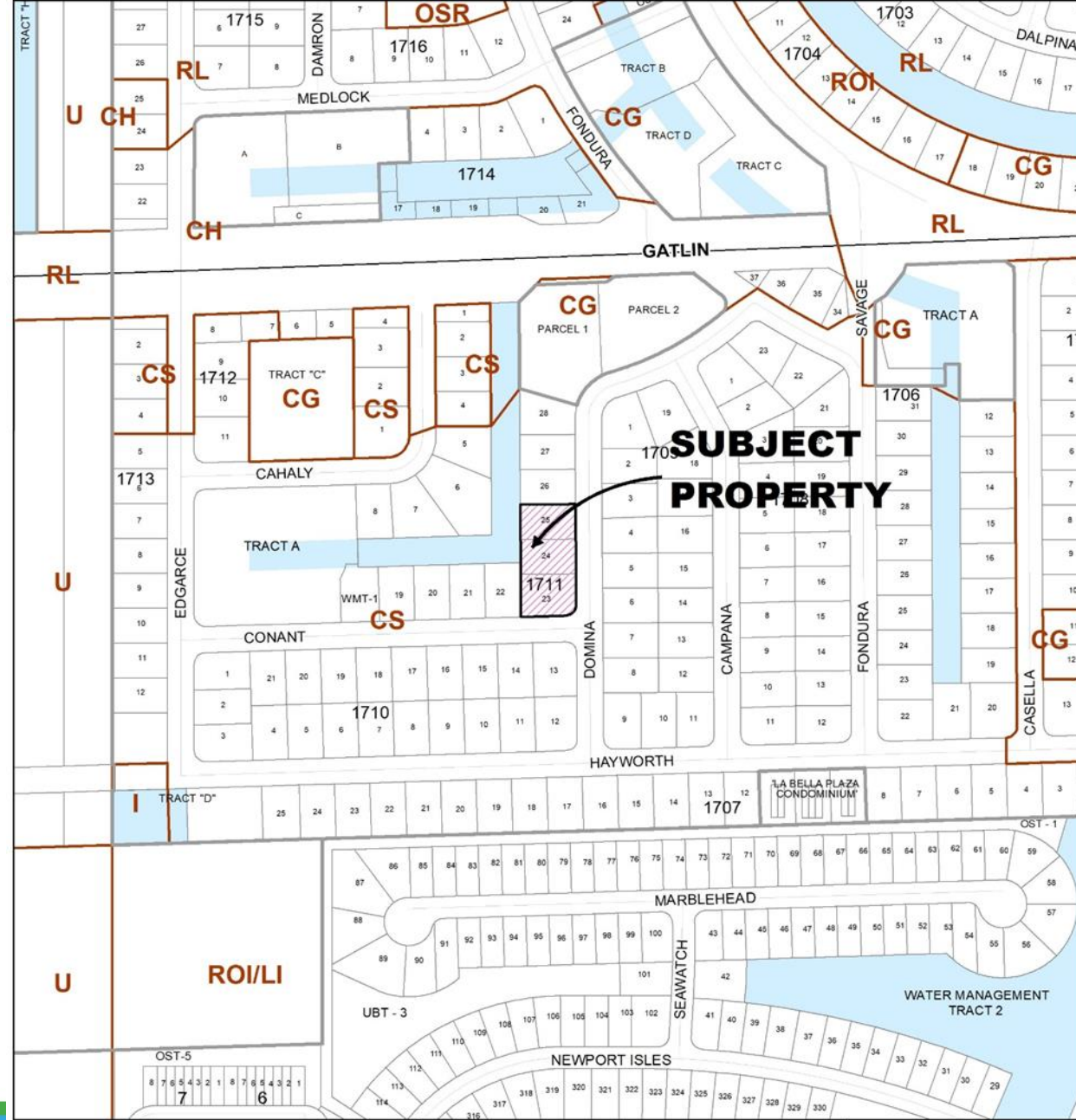
Location Map



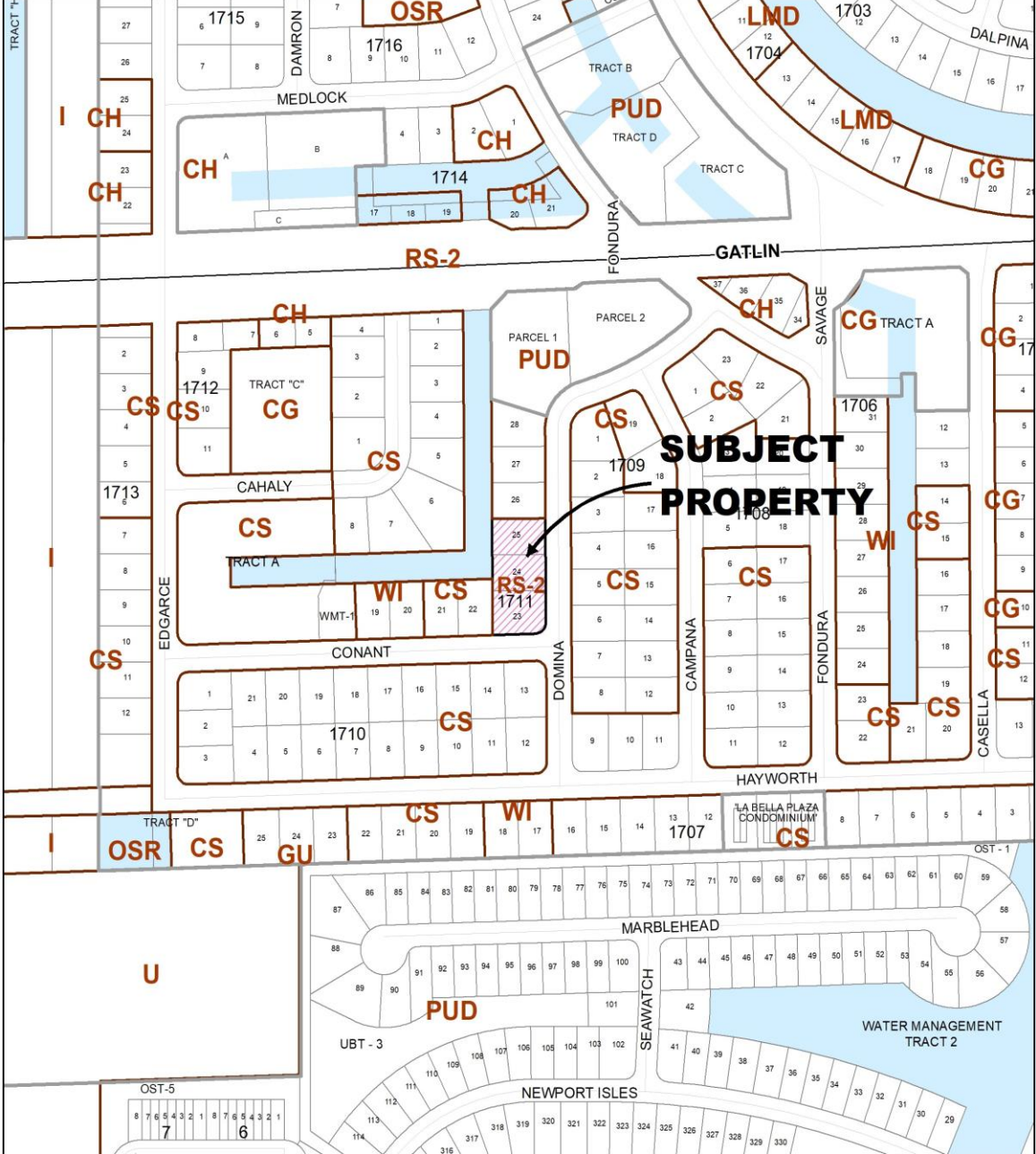
Aerial



Future Land Use



Zoning



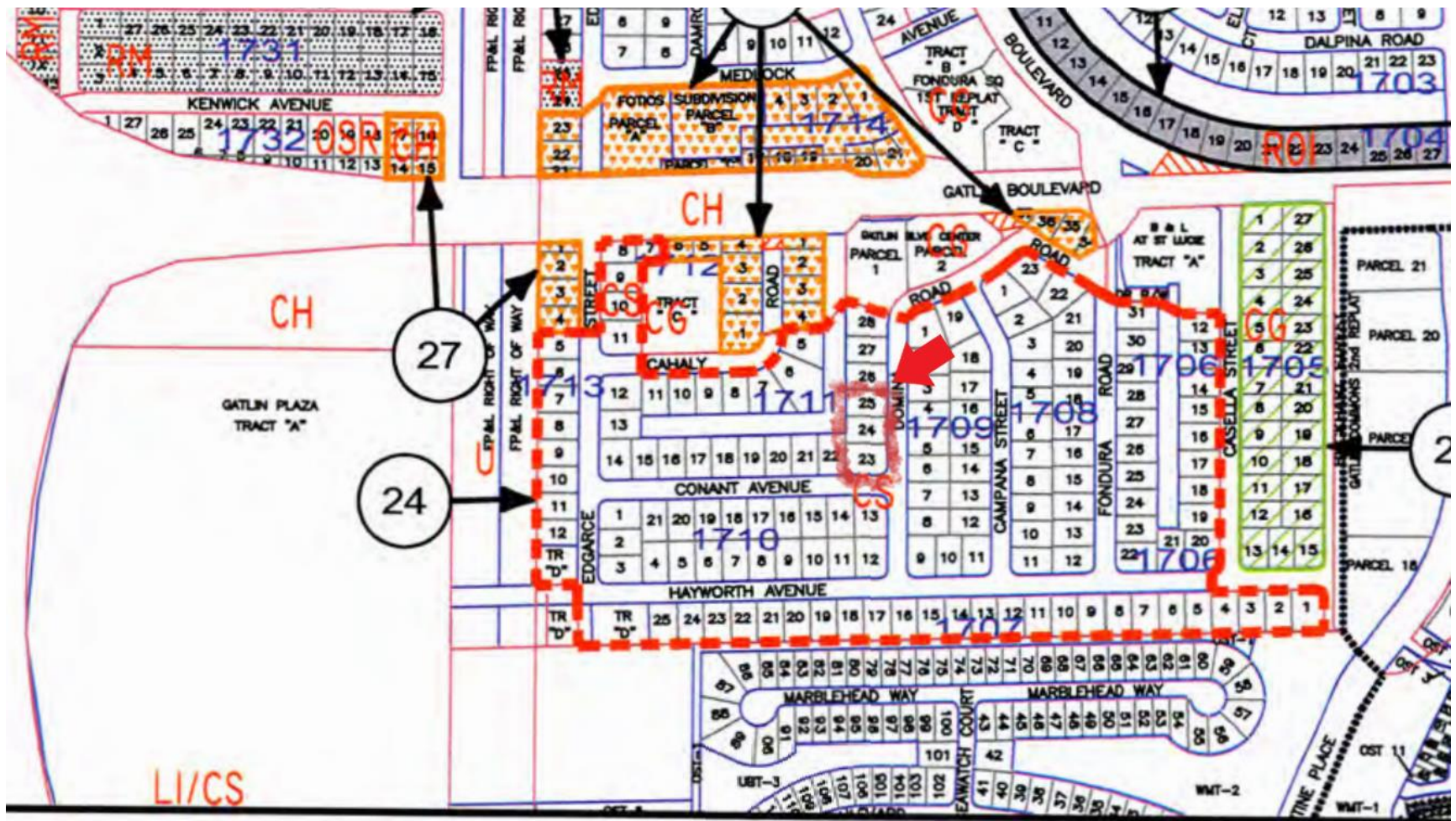
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	Planned Unit Development (PUD)	Service Commercial (CS)	Vacant Land
South	Service Commercial (CS)	Service Commercial (CS)	Warehouse building
East	Service Commercial (CS)	Service Commercial (CS)	Warehouse buildings
West	Service Commercial (CS)	Service Commercial (CS)	Vacant land/Warehouse building

Policy 1.1.4.13 Future Land Use Element

<u>Future Land Use Classification</u>	<u>Compatible Zoning District</u>
CS (Service Commercial)	CS (Service Commercial), GU (General Use), WI (Warehouse Industrial)





Compliance with Conversion Area Requirements

CONVERSION AREA REVIEW STANDARDS		
Planning Area location per Conversion Manual	Area 24	
Is all property within planning area?	Yes	
Type of Conversion Area	Service Commercial	
Proposed rezoning	Warehouse Industrial	
Will rezoning result in isolation of lots?	No	
Has Unity of Title been submitted?	Yes	
	Required	Proposed
Minimum Frontage	160'	+/- 255" (Domina Road)
Minimum Depth	240' or the following exceptions: Single Lot Depth May be Used if the entire rear lot line is bounded by a major drainage right-of-way or canal or non-residential use and sufficient frontage exists for development.	N/A
Landscape Buffer Wall	N/A	N/A

Justification

- The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan which establishes the compatible future land use and zoning categories.
- The Warehouse Industrial (WI) zoning district is listed as a compatible zoning district under the Service Commercial (CS) future land use classification.



Recommendation

- The Planning and Zoning Board at their June 1, 2021, recommended approval of the rezoning.

