

Legislation Text

File #: 2017-1515, Version: 1

Continued Appl. #PL2017-153 - REZONING from AG to PI and Appl. #PL2017-166 - PRELIMINARY DEVELOPMENT PLAN - Tailor Made Landing, 1600 SE Hamblen Rd; Nolte & Associates, applicant

Issue/Request:

This preliminary development plan and rezoning application is for the property located at 1600 SE Hamblen Rd. The applicant proposes to rezone 8.3 acres located at the west side of SE Hamblen Rd at the intersection of SE Kingspoint Dr from AG (Agricultural district) to PI (Planned industrial district) in order to renovate the existing structure for industrial use.

The property will remain a single lot. The applicant has submitted a concept plan to divide the property into a 6 lot and one tract industrial subdivision to be known as Tailormade Landing. Upon the approval PI zoning future development will only be subject to an administrative final development plan. The development will be accessed by a private driveway. When the property is developed in the future a public street will be built to access the proposed future lots. The proposed subdivision is compatible with adjacent subdivisions.

- 1 13,199 square feet building
- 2 12% proposed overall impervious coverage - 80% maximum allowed impervious coverage
- 3 88% proposed overall open area - 20% minimum required open area
- 4 0.036 proposed overall FAR - 1.0 maximum allowed FAR
- 5 23 parking spaces required - 23 parking spaces provided

Recommendation: Staff recommends **APPROVAL** of the rezoning and preliminary development plan.

Committee Recommendation: **PLANNING COMMISSION ACTION:** On motion of Mr. Funk and seconded by Mr. Gustafson, the Planning Commission voted unanimously by voice vote to **Recommend APPROVAL** of **Appl. # PL2017-153 - REZONING from AG to PI and Appl. #PL2017-166 - PRELIMINARY DEVELOPMENT PLAN** - Tailormade Landing, 1600 SE Hamblen Rd; Nolte & Associates, applicant, subject to staff's letter dated September 22, 2017.