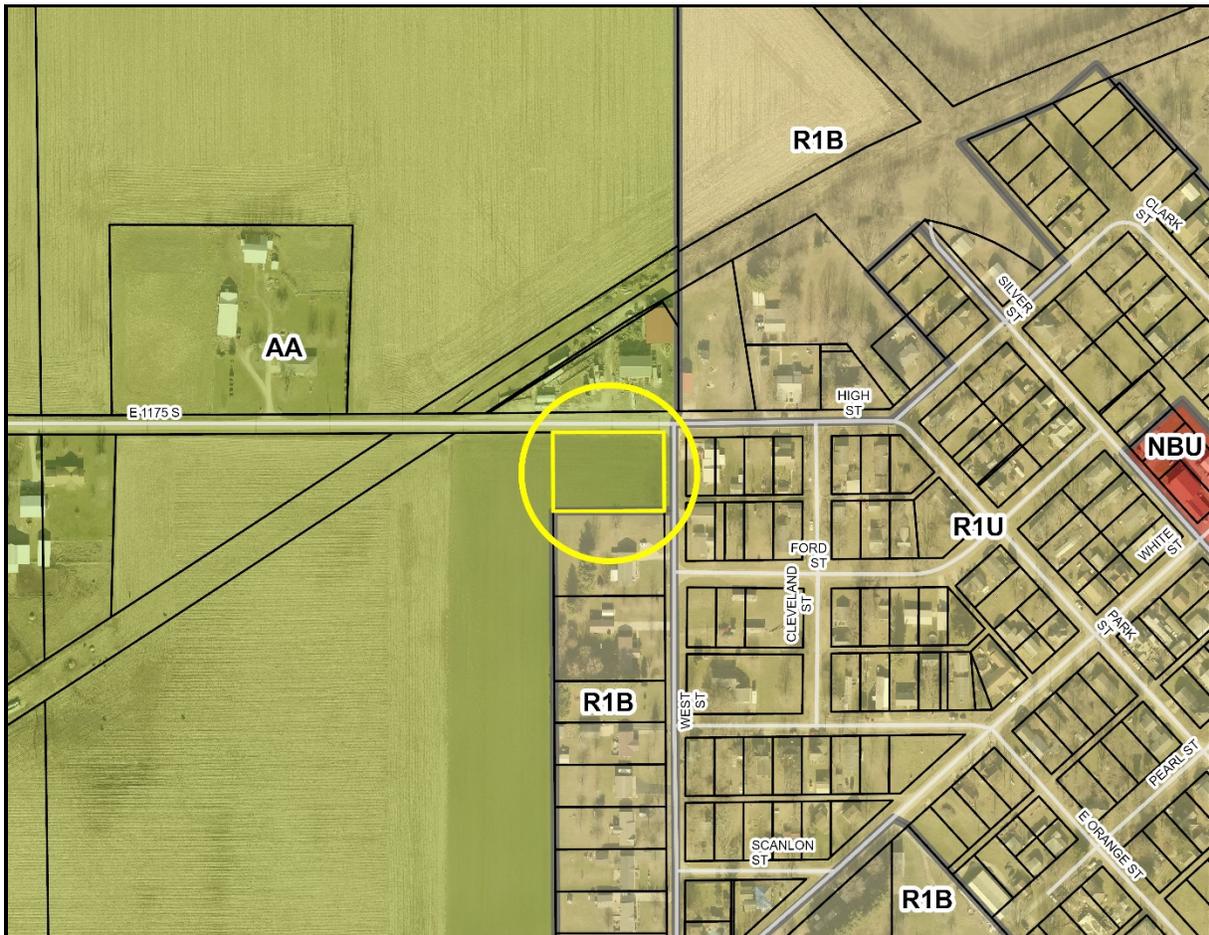

**Z-2790
DENISE STALL
AA to GB**

**STAFF REPORT
April 9, 2020**



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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner/owner is requesting rezoning of a one-acre lot located at the southwest corner of West Street and High Street, specifically the lot north of 11728 West Street, Lauramie 23 (SE) 21-3. Petitioner has told staff that this rezone is part of a plan to put a self-storage warehouse at this location.

ZONING HISTORY AND AREA ZONING PATTERNS:

This property is currently zoned AA, Select Agricultural. This property was rezoned from A to AA in 1985 during the overall Lauramie Township rezone, (Z-1232). Property across the street to the east within Clarks Hill is zoned R1U. Property adjacent to the south, also in Clarks Hill, is zoned R1B. Property to the north and west is zoned AA. All the commercial zoning in Clarks Hill is centrally located in the middle of town along White Street. This site is located on the west exterior of the town corporation boundary.

This property was split from the larger farm field to the west and cannot currently stand as a separate building site. The site will need to go through a minor subdivision to become a buildable lot.

AREA LAND USE PATTERNS:

This parcel is currently in row crop production. To the south and east are single-family homes. The home to the south is also owned by the petitioner. The lot to the north across the county road is a business in a pole building that seems to be storing farm equipment. Petitioner has stated that a self-storage warehouse is planned for this lot. This business is permitted by right in the GB and industrial zones. The use is also permitted with a special exception in the NB zone. This use was previously permitted by special exception in the A zone, but a zoning ordinance change removed this possibility.

TRAFFIC AND TRANSPORTATION:

This site sits on the southwest corner of CR 1175 S and West Street just outside of the town limits of Clarks Hill. Both roads are classified as rural local roads. There is a 25' setback in GB along local roads. The minimum side setback is 30' if the lot line abuts a residential zone or use. Paving of driveways, maneuvering aisles and parking spaces are required in the GB zone. Access to the site will be reviewed at the building permit stage.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Sewer is available at this location according to Clarks Hill Councilman Bob Davis. A 30' wide type C bufferyard will be required to the south where the site abuts residential zoning and a 20' wide type B bufferyard will be required on the west side of the property where Select Agricultural zoning is adjacent. Drainage would be reviewed by the County Surveyor's Office.

STAFF COMMENTS:

Petitioner would like to rezone this site to GB to construct a self-storage warehouse on site. A bufferyard and a building setback of 30' from the south side are required to help protect the neighboring residence from uses operating in a potentially intrusive manner.

In staff's opinion, a self-storage warehouse would not be a bad fit for this site at the edge of town; however, a one acre spot of General Business zoning surrounded by residential and agricultural zoning is less than ideal. Petitioner could have submitted a commitment with the GB rezone limiting the future land uses to only a self-storage warehouse business. But this was not done when the case was filed.

If approved this site would be a zoning anomaly on the edge of Clarks Hill. Staff supports businesses locating in our small towns, but prefers these businesses to be centrally located where they have historically been positioned to best serve the needs of our small communities. Staff has seen the introduction of one corner lot of commercial zoning into a residential area grow into a row of houses converted into commercial uses. Although this site has sewer availability, rezoning this site GB could allow too many potentially incompatible land uses to intrude.

STAFF RECOMMENDATION:

Continuance, so petitioner can file a zoning commitment limiting future uses to a self-storage warehouse.

If petitioner chooses not to file a commitment, staff recommends denial.