

APPLICATION NO: 2003-045

JURISDICTION: Columbia District #5
Hamilton County Dist. #5

APPLICANT: Mike Reeves

2003-045

DATE OF PLANNING COMMISSION MEETING: April 14, 2003

LOCATION: 601, 605, & 607 Watts Avenue

<u>PRESENT ZONING:</u>	R-1 Residential Zone
<u>REQUEST FOR:</u>	M-2 Light Industrial Zone
<u>PROPOSED DEVELOPMENT:</u>	Development of Office/Warehouse
<u>SIZE OF TRACT:</u>	2.4 Acres ±
<u>ACCESS TO TRACT:</u>	Good
<u>SITE CHARACTERISTICS:</u>	Vacant & Residences
<u>SURROUNDING DEVELOPMENT:</u>	Residential, Industrial, & Airport
<u>EXTENSION OF EXISTING ZONE:</u>	Yes
<u>IN ACCORDANCE WITH LAND USE PLAN:</u>	Yes
<u>STAFF RECOMMENDATION:</u>	Approve
<u>PLANNING COMMISSION RECOMMENDATION:</u>	Approve

REASONS FOR RECOMMENDATION:

The parcels to be rezoned are primarily surrounded by M-2 zoning and light manufacturing uses. The property to the west (rear) of the subject property is zoned R-1, but has been used for office and warehousing for many years.

The applicant's intent is to construct a self-storage facility with loading docks. He has stated that he plans to develop 607 first, and if that is successful, he will demolish the houses at 601 and 605 to build some more storage units.

