

Justification Statement

Case No. 14zone1046

Project Name: Premier Packaging

Location: 3900 Produce Road

Owner/Applicant: Prempack Properties, LLC

Proposed Use: Continuation/Expansion of Existing Use

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The applicant requests a zoning change from R-4 to M-2 in order to continue and expand the existing uses on the site.

The zoning change is compatible with Cornerstone 2020 in the following ways:

1) The proposed use is consistent with the community form as follows:

a. The area of the proposed rezoning conforms to the Suburban Workplace Form District which is characterized by predominately industrial and office uses where the buildings are set back from the street in a landscaped setting; and

b. The current and any future uses will continue to be used by a single large scale user consistent with other uses located nearby and within the Suburban Workplace Form District; and

c. There is already adequate access for workers to the current portion of the site that is already zoned M-2 and upon which the building is located.

2) The proposed use is consistent with current activity centers as follows:

a. There is an existing activity center along Produce Road and Poplar Level Road where the property is located; the property is on the corner of the two roads and the portion to be rezoned has the majority of its frontage along Poplar Level Road;

b. There is sufficient population to support this use; and

c. This use is consistent with uses in the area along Poplar Level Road and Produce Road and will help any future business expansion be consistent with the current business activity in the area, in addition, the additional landscaping resulting from the new use will increase the attractiveness of the site and the area.

3) The proposed use is compatible with the surrounding area and uses as follows:

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a. The property (which is a strip of land fronting Poplar Level Road) will be rezoned to a more appropriate zoning district which is more compatible with the current uses in the neighborhood as there is very little residential use in this particular section of Poplar Level Road and Produce Road and a majority of the properties surrounding the property in question are already zoned M-2; and

b. The proposed zoning for the property is appropriate because it is located along a transit corridor and within an existing activity center that supports the proposed use.

4) The proposed use promotes economic growth and stability as it allows for the additional access and truck storage which will supplement the economic capabilities of an existing business in an older but active neighborhood. The potential for any future proposed uses will be consistent with the form district pattern.

5) Adequate parking is located on the property and along the right of way and will be as shown on the approved development plan.

6) The area proposed to be rezoned is a narrow strip of R-4 zoning (approximately 110' x 660') between an existing M2 development site and Poplar Level Road that is impractical and unsuitable for residential development.

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