APPLICATION 2022-749 STAFF REPORT
3250, 3240, 3212 CAMPUS RIDGE ROAD
CHANGE IN ZONING

Pre Public Hearing Staff Analysis • March 2022
Location
Campus Ridge Road (Parcels 215-061-09, 10, and 01)

Ownership/Applicant
Esperanza Properties, Inc.

Zoning
Existing: R-20  Proposed: I-2 (CD)

Use
Existing: The back portion of the site was previously used for a medical waste incinerator and a steel drum recycling facility. These uses have ceased operations.
Proposed: This is a speculative rezoning, with no specific identified use.
Request Summary

The back two parcels were previously used for heavy industrial uses—a medical waste treatment incinerator facility and a steel drum recycling facility. Due to contamination, the two back parcels are subject to deed restrictions that limit the use to commercial or industrial purposes only, specifically excluding residential, child care centers, schools, parks, recreational facilities, and athletic fields. Additionally, the area must be entirely rid of contaminated soil or covered with a permanent, impervious surface to develop. The front property provides easements for access to the back properties.

The above limitations and R-20 zoning make the site unusable. Esperanza proposes development of the site for one or more light industrial uses with limited outdoor storage. The site would be restricted to a specific list of uses in I-1 zoning. Because of the difficulty in developing the back two parcels, the applicant feels that outdoor storage would be the best use of those properties. Currently, outdoor storage is allowed only in I-2 zoning.

The proposed solution is to zone the property I-2 to allow the outdoor storage, while limiting the properties to I-1 uses.
STREET VIEWS

CAMPUS RIDGE AT RR TRACKS
ACCESS TO BACK PROPERTIES
BUILDING ON FRONT PROPERTY
NEIGHBORING RESIDENTIAL
ACROSS THE STREET
SITE INFORMATION AND BACKGROUND

Site Summary

The site is located on (and off of) Campus Ridge Road near the railroad tracks. The combined size of the parcels is approximately 20 acres.

There are residential properties abutting the sites. The land across the street is zoned B-H (CD) as part of the Hendrick Auto Mall.

The area is currently in transition.

Previous Zoning Actions

In the early 1990s, the Town zoned the area R-20, creating a nonconforming situation. The residential zoning was considered to be a “holding” zoning, and it was anticipated that once the nonconforming operations ceased, the Town would evaluate the property for viable land uses.
The applicant has provided a bubble plan showing approximate locations of future development.
Potential Uses

- Recycled material, collection, processing and packaging within an enclosed structure
- Recycled material, collection, processing and packaging
- Sign manufacturing
- Warehouse, distribution facility within enclosed building
- Wholesale sales with or without retail sales
- Auction sale of real and personal property located on site for the purpose of liquidating assets, subject to § 155.506.43 (accessory use)
- Accessory use, clearly incidental to the principal permitted use or structure on the lot (accessory use)
- Donation Drop-Off Facility (accessory use)
- Parking for uses permitted within the district (accessory use)
- Propane storage or other fuel storage, accessory to a permitted principal use or building subject to the Fire Prevention Code of the National Board of Fire Underwriters (accessory use)
- Public utility transmission and distribution lines
- Railroad right-of-way
- Short term temporary use or festival of civic or nonprofit nature, subject to § 155.506.44 (under prescribed conditions)
- Temporary building and storage of materials in conjunction with construction of a building on a lot where construction is taking place or on adjacent lots, the temporary use to be terminated upon completion of construction, issuance of Certificate of Occupancy, or invalidation of building permit (see also § 155.506.43.C.4) (accessory use)
- Temporary, self-contained storage unit, subject to § 155.506.20 (accessory use)
- Temporary use for business purpose, subject to § 155.506.43 (under prescribed conditions)
- Transit stop shelter, subject to § 155.506.34 (under prescribed conditions)
- Transit station (bus, rail, etc.)
- Utility equipment stand, meter, box, and backflow preventer for single or groups of parcels (accessory use)
- Greenhouse, commercial, without retail sales
- Kennel, animal day care, subject to § 155.506.42 (under prescribed conditions)
- Kennel, commercial, subject to § 155.506.42 (under prescribed conditions)
- Microbrewery, subject to § 155.506.45 (under prescribed conditions)
- Mini storage facility
- Motor vehicle, passenger, and motorcycle, new and used, sales and rental
- Motor vehicle, commercial or recreational, new and used, sales and rental
- Nursery, commercial, with or without greenhouse
- Outdoor equipment and machinery, sales and repair
- Outdoor sales in conjunction with a permanent business, subject to § 155.506.36 (under prescribed conditions)
- Parking lot and parking garage/structure
- Repair and servicing, indoors only, of any article the sale of which is permitted in the district, except as otherwise listed
- Selling from a semitruck without a cab, subject to § 155.506.36 (under prescribed conditions)
- Sign printing
- Solar collector installation, subject to §155.506.48 (accessory use/under prescribed conditions)
- Specialty sales establishment with substantial on-site assembly, processing, packaging, and/or distribution, and processes sales for off-site customers, subject to § 155.506.39
- Towing operation with vehicle storage yard
- Utility trailer, not exceed a loading capacity of 500 cubic feet, sales and rental
- Bakery and baking plant including manufacturing, wholesale and retail
- Blacksmith shop
- Bottling and canning works for nonalcoholic beverage including distribution
- Bus and transit vehicle repair and storage
- Contractor’s facility with storage yard
- Distilling or manufacturing of alcohol and alcoholic beverage, subject to § 155.506.45 (under prescribed conditions)
- Laundry and dry cleaning establishment greater than 10,000 sq ft gross floor area
- Outside storage, except as otherwise listed.
- Mail order facility
- Manufacturing, light, which may include the assembly or processing of predominantly previously prepared materials into finished products or parts and the packaging of such materials, all contained within an entirely enclosed building and no detectable noise, dust, glare, odors, vibration, smoke or steam, fire hazard, or other noxious emission shall exit the building except as otherwise listed
- Metal products fabricating, processing, and manufacturing, and machine shop without blast furnace or drop forge
- Packing shed, fruit and vegetable
- Building material storage and wholesale and retail sales without outside storage
- Building material storage and wholesale and retail sales with outside storage
- Communications tower and antenna, subject to §155.506.41 (under prescribed conditions)
- Copy, printing and photo processing
- Exterminator, pest control
- Gas pump without convenience store (accessory use)
The Land Use Plan addresses the limitations of this site and notes that when operations cease (as they have) the Town should evaluate and encourage viable land uses.

The Plan acknowledges and generally supports the growth of light industrial uses. It notes that the benefits of light industrial land uses include employment opportunities and expansion of new technologies. Per the plan, such uses are appropriate along the CSX railroad line.

The proposed change is generally consistent with the Land Use Plan.

**Land Use Plan and Adopted Policies**

**Related Industrial Land Use Action Items**

1. Work with heavy industrial facilities property owners to discuss alternate future land use options.

2. Evaluate vacant properties along the railroad line for best development opportunities.

3. Encourage the growth of light industrial land uses and flex office spaces.

4. Encourage additional buffering measures at industrial sites that border other land uses.
Planning Department

1. The bubble plan should be further refined and should include a maximum square footage for the building.

2. At least one building on the property should be along Campus Ridge, establishing a street edge and blocking the rear uses from view from the right-of-way.

3. Note that there are only three other areas in the Town zoned I-2: the quarry, Public Works, and Hill Sand and Gravel.

4. The list of uses should be further refined. The current extensive list makes it difficult to assess likely impacts of each use.

5. This is a difficult rezoning in that it is speculative and difficult to determine specific appropriate uses.

Police
No Concerns

Fire
No Concerns

Public Works
No concerns

Parks and Rec
No Concerns

Environmental Advisory Committee

Any operation involving foods should be excluded.