

Standards for Zoning

1. The majority of the subject site is currently being farmed. The subject site is currently zoned "Agricultural" and a small portion is zoned "Single Family Residential"
2. Immediately to the east of the subject site is zoned "Office" and immediately to the west is zoned "Commercial Service." In the general area there is a wide variety of uses ranging from industrial, education, office, agricultural, Settlers Hill Landfill, single family residential, public institutional, retail, and open space
3. We are requesting that the future zoning of the subject site be changed to I-1 (light industrial). We feel that the property can easily support our expected future traffic volumes and given the existing curb cuts provide adequate access for ingress/egress, our preliminary approvals from KDOT, and current utilities in the immediate area can make this rezoning successful
4. The fourth item is asking for an explanation as to whether the proposed rezoning to I1 Light Industrial is compatible with the future land use in the Comprehensive Plan. It should be noted that the Comprehensive Plan currently identifies the site as commercial. However, the project is seeking to change that designation from commercial to light industrial through a Comprehensive Plan Amendment. Therefore, the proposed zoning district of I1 Light Industrial, would align with the proposed Comprehensive Plan Amendment. It should also be noted that future "industrial" zoning would also be in alignment with Batavia's industrial park directly across the street (south side of Fabyan Pkwy).