

Planning Commission Report

Meeting date: November 12, 2019

TO: Borough Assembly

FROM: Planning Commission

Subject: Rezone of 111 Scow Bay Loop Rd
Justin Reid, John Reid & Stanley Reid (PID: 01-057-100)

Recommendation: Approve request to rezone

The Petersburg Planning & Zoning Commission makes the following findings of need and justification including effect which the proposed change would have on the objective of the comprehensive plan:

1. Applicant is requesting to rezone parcel located at 111 Scow Bay Loop Rd from Industrial to Commercial-2.
2. The subject parcel is 1.73 acres with approximately 173 feet of road frontage and 585 feet of waterfront.
3. The property has legal and practical access from Scow Bay Loop Road.
4. Surrounding property is zoned industrial. The area is well developed with a mix of uses, predominantly residential with some warehouses. Closest industrial use is a concrete plant.
5. Applicant has not provided development plans but stated a desire for the property to have a by-right use for residential development. The applicant's timeline is such that they do not want to wait until a decision is made on a new zoning map.
6. Per the applicant, potential use of the property for waterfront industrial is limited as there is no deep-water access.
7. Under Commercial-2 zoning, property could be developed with a variety of residential and light industrial uses.
8. There is neither a minimum lot size nor a minimum frontage requirement for Commercial-2 district. The property may be further subdivided in the future as allowed by code and approved by the Planning Commission.



Planning Commission Report

Meeting date: November 12, 2019

9. Under the approved comprehensive plan, this area is proposed for waterfront-dependent uses. At its June 2019 meeting, the Planning Commission voted to recommend the waterfront-dependent classification be deleted from future zoning and is recommending this specific area for Light Industrial zoning, which is consistent with the request for Commercial-2 zoning.
10. Hearing notices were mailed to property owners within 600 feet of the area on September 20, 2019.
11. On November 12, 2019, a duly noticed public hearing was held by the Petersburg Planning & Zoning Commission.
12. At the public hearing, the Planning Commission considered and reviewed applicant materials, public comments and testimony, and staff comments.

Based on the preceding findings of fact, the Petersburg Planning & Zoning Commission makes the following recommendation as to the approval or disapproval of the change:

Approve request to rezone 110 Scow Bay Loop Rd from Industrial to Commercial-2.