



Staff Report

Withdrawn

Public Hearing: **May 23, 2017**

Zoning Amendment:
**LC-1 Limited Commercial District
to C-2 Commercial District**

Acres: 15.277
Survey Req. No

Reason:
**Zoning change to allow storage
of vehicles and construction
equipment**

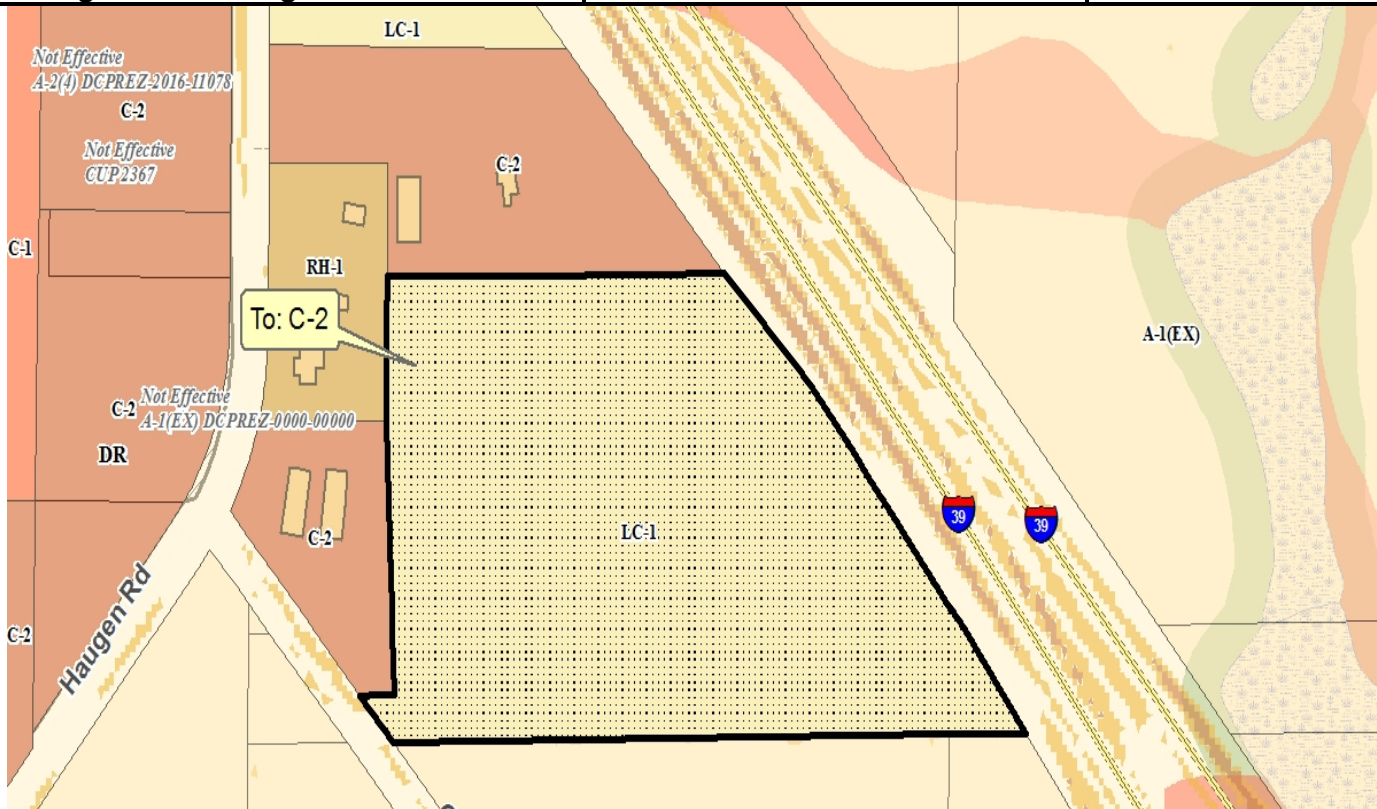
Petition: **Rezone 11125**

Town/sect:
**Albion
Section 26**

Applicant
Pettit Properties LLC

Location:
318 Goede Rd

Zoning and Land Regulation Committee



DESCRIPTION: Applicant, Pettit Properties LLC / Pettit Trucks and Equipment requests a zoning change from LC-1 to C-2 zoning on a ~15 acre parcel of land to correct a zoning violation on the property – parking of vehicles and construction equipment for sale and storage.

OBSERVATIONS: The owner operates Pettit Trucks and Equipment on the adjoining C-2 zoned property. A large gravel driveway was installed on the subject LC-1 Limited Commercial zoned property. Over 12 trucks / pieces of construction equipment were subsequently stored / displayed on the LC-1 zoned parcel, which is not an allowable use. No sensitive environmental features observed on the site.

TOWN PLAN: The property is located in the town's "existing and near term commercial" planning area.

RESOURCE PROTECTION: No resource protection corridors located on the subject property.

STAFF: The applicant has withdrawn the rezoning petition and is instead going to request a Conditional Use Permit for parking / storage of more than 12 trucks / pieces of construction equipment on the LC-1 zoned property. That CUP application will be heard at the ZLR public hearing on June 27, 2017.

The proposed vehicle and equipment storage use appears reasonably consistent with town planning policies.

TOWN: Denied (recommendation to apply for a CUP to allow storage of more than 12 trucks / pieces of equipment).