

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: June 6, 2023

Subject: Rezone 2.16 Acres in Lot 2, Block 9 of Freeland Addition

Person(s) Responsible: Ryan Miller, City Planner

Summary:

Luke Stephens has submitted a petition to rezone Lot 2 of Block 9 in Freeland Addition. The request is to rezone the property from Industrial I-1 light district to Business B-3 heavy district.

Background:

The property owner recently purchased the property located north of the US Highway 14 Bypass. The property is currently zoned Industrial I-1 light district which does not permit a proposed use of temporary storage facilities. The Business B-3 heavy district would permit the intended use.

Item Details:

Lot 2 in Block 9 of Freeland Addition is located on the northern edge of a row of lots stacked along the unused 33rd Avenue right-of-way north of the Hwy 14 Bypass. The three southernmost lots along this corridor are zoned B-3 while the two northernmost, including Lot 2 are zoned I-1.

Adjacent zoning includes I-1 to the north, west and south and Agriculture to the east. B-3 is the predominant zoning district nearby along the Hwy 14 Bypass.

The future land use map describes the area as Business Park/Light Industry which would support both the I-1 and B-3 zoning districts. The I-1 and B-3 zoning districts are fairly similar with the I-1 district being the lowest intensity industrial district and the B-3 district being the highest intensity business district. The two districts share many permitted uses, however, the I-1 district allows contractors shops but not temporary storage facilities.

Options and Recommendation:

The Planning Commission has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Table until a future meeting

Staff and the Development Review Team recommend approval of the rezone.

Supporting Documentation:

1. Notice – Planning Commission
2. Location Map
3. Zoning Map
4. Future Land Use Map