

City Council Agenda Memo

From: Ryan Miller, City Planner

City Council Meeting: June 27, 2023 / July 11, 2023

Subject: Ordinance 23-022: Rezone Lot 2 in Block 9 of Freeland Addition from an Industrial I-1 Light District to a Business B-3 Heavy District

Person(s) Responsible: Mike Struck, Community Development Director

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 Highway 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 Highway 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. The Comprehensive Plan supports the rezone request as the Future Land Use map is consistent with the land use intensity proposed with the B-3 Zoning District.

Legal Consideration:

None

Strategic Plan Consideration:

Economic Growth – The rezone would support a proposed commercial development.

Financial Consideration:

None

Options and Recommendation:

The City Council has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Move the item to a study session
5. Discuss / take no action / table

The Development Review Team recommended approval of the rezone. The Planning Commission voted 9-0 recommending approval.

Supporting Documentation:

Ordinance

Hearing Notice – City Council

Hearing Notice – Planning Commission

Planning Commission Minutes

Petition to Rezone

Location Map

Zoning Map

Future Land Use Map