

# Planning Commission Agenda Memo

**From:** Ryan Miller, City Planner

**Meeting:** March 2, 2021

**Subject:** Request to rezone 5.08 acres from I-1R to I-1.

**Person(s) Responsible:** Ryan Miller, City Planner

## **Summary:**

TK Samuelson Enterprises, LLC and Daktronics, Inc. have submitted a petition to rezone two parcels of land totaling 5.08 acres of land from I-1R to I-1.

## **Background:**

The applicant is requesting a rezone of Lots 1 & 2 of Block 2 in the Telkamp Industrial Addition. The parcels are currently zoned Industrial I-1R restricted district. The applicant is requesting a rezone to Industrial I-1 light district.

The lots are currently vacant and located in the Telkamp Industrial Addition. The applicant wishes to establish an industrial use and is seeking the I-1 zoning classification. Property to the north and east are zoned I-1, while property to the south and west are zoned I-1R.

The current I-1R zoning district is intended to provide for aesthetically designed industrial areas primarily near and adjacent to major arterials. Additional design standards, a lot coverage maximum, and stricter set backs are included in the I-1R district. The nearest arterial street is 34<sup>th</sup> Ave, however, neither of lots abut 34<sup>th</sup> Ave. Interstate 29 is also nearby but not abutting.

The Comprehensive Plan's Future Land Use Map identifies this area as General Industry (GI) of which the Industrial I-1 light district is compatible.

## **Findings of Fact:**

1. The rezoning request closely meets the intent of the comprehensive plan.
2. There is adjacent I-1 zoning with similar character to the north and east.

## **Recommendations:**

Based on the above findings of fact, staff recommends approval of the rezone.

## **Options:**

The Planning Commission has the following options:

1. Approve as presented
2. Approve as amended

3. Deny

**Supporting Documentation:**

1. Notice
2. Area Map
3. Zoning Map
4. Future Land Use Map