

City Council Agenda Memo

From: Ryan Miller, City Planner

Meeting: March 9, 2021 / March 23, 2021

Subject: Rezone Lot 1 & 2, Block 2, Telkamp Industrial Addition from Industrial I-1R Restricted District to Industrial I-1 Light District.

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

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 34th Avenue; However, neither of lots abut 34th Avenue. 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.

Legal Consideration:

None

Financial Consideration:

None

Strategic Plan Consideration:

The proposed zoning is consistent with the Comprehensive Plan's Land Use Plan. The rezone is consistent with the 2018-2023 Strategic Plan, specifically promoting economic expansion of retail, commercial, industrial, and tech-related development of new and existing businesses.

Options:

The City Council has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Move the item to a Study Session
5. Do nothing

Recommendations:

The planning commission voted 7-0 recommending approval of the rezoning request.

Supporting Documentation:

Memo

Ordinance

Notice

Planning Commission Minutes

Area Map

Zoning Map

Future Land Use Map