

**City Council Regular Meeting - Includes Action Taken**

**Meeting Date:** 09/06/2016

**Recommended by:** Paul Tice

**Prepared by:** Joseph Horn, Planner

**Finance Director Review:** Celina Morris

**City Attorney Review:** Brett Wallace

**Approved by:** Jim Thompson

**Date Submitted:**

**Type of Action Requested:** Ordinance, Public Hearing

**SUBJECT:**

Zone Change request by Gino Tarantini for 102.75 acre site generally located generally south of Cottonwood Lane, west of Lewis/Schultz Street and east of Thornton Rd. Specific zone change is from I-1 (Garden & Light Industrial) and R1a (Single Family Residential) to 1-2 (General Industrial). (DSA-16-00038)

**RECOMMENDATION:**

The Planning Commission, on a unanimous vote, recommends that City Council approve the Zone Change request DSA-16-00038, from I-1 (Garden & Light Industrial) and R1a (Single Family Residential) to 1-2 (General Industrial) subject to the following Conditions of Record:

- 1) That a minimum 30 foot landscaped setback containing 1 tree per 20 feet of street frontage be provided with the development of the parcels abutting Lewis Street. The area of the Lewis/Schultz St. right of way west of the street curblin can be used in achieving this landscaped setback.
- 2) That an 8' high block wall shall be required along western border of the 30' landscape area. Said wall shall be uniform in color and be staggered 3' (towards and away from landscape area) every 120' of length.
- 3) Buildings located within 200 feet of the Cottonwood Lane, Lewis St. or Schultz St. right of ways shall be limited to a maximum building height of 35'.
- 4) Uses within the I-2 Zone be limited those set forth in attached Modified Permitted and Conditional Use Table within the Conditions of Record Document.
- 5) The maximum noise level standards shall comply with attached Noise Conditions within the Conditions of Record Document.
- 6) No access to the site will be permitted from Lewis St/Schultz St. (Except for required emergency access)
- 7) All Conditions of Record shall be implemented at time of Major Site Plan review

**DISCUSSION:**

The property owner is requesting a zone change from I-1 (Garden & Light Industrial) and R1a (Single Family Residential) to 1-2 (General Industrial for a 105.76 acre parcel located generally west of Lewis Street, south of Cottonwood Lane and east of Thornton Rd. This site is located within the Manufacturing/Industry land use category. The eastern border of this site is Lewis/Schultz St. across from which lies the Cottonwoods Subdivision, a single family residential neighborhood.

The applicant previously submitted a request for a Zone Change in May of 2015. Staff scheduled a neighborhood meeting on the original zone change request to provide details of the project to the public and to receive neighborhood input. At this neighborhood meeting residents of the adjacent Cottonwoods subdivision raised concerns over the following aspect of the proposed industrial development:

- Noise
- Lighting
- Visual appearance of the industrial buildings
- Traffic on Lewis Street
- Reduced property values ability to re-sell homes
- Negative impact on quality of life

After evaluating the public input, city staff and the applicant developed some specialized development standards to help mitigate any potential negative impacts the future industrial development of this property might have on the adjoining residential neighborhood. The applicant agreed to these specialized development standards and has modified the zone change requests accordingly.

To promote compatibility between the proposed industrial, commercial and multi-family zones and the existing residential, conditions of record are to be applied to the proposed zoning districts and are discussed within the Recommendation section. If approved by City Council, these conditions would be requirements of the development of this site. See Staff Report, for more information.

**FISCAL IMPACT:**

None identified

**ALTERNATIVES:**

1. Approve the Zone Change with the Conditions of Record.
2. Approve the Zone Change with modified Conditions of Record.
3. Deny the Zone Change Request
4. Table the matter