



## Legislation Text

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**File #:** 2015-2204, **Version:** 1

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Consider public testimony regarding and an ordinance rezoning 12.98 acres located on the east side of Greenhill Dr. and south of E. Old Settlers Boulevard from the Planned Unit Development (PUD) No. 75 zoning district to the LI (Light Industrial) zoning district.(First Reading)\*

The Planned Unit Development (PUD) No. 75 zoning district was approved in June of 2007, rezoning the property from the LI (Light Industrial) zoning district. It allows for office and business park development and includes standards for certification by the U.S. Green Building Council. Development of the property using these standards has not proven to be economically feasible therefore the owner has requested to rezone the property again to allow for light industrial uses. Uses allowed in the LI (Light Industrial) zoning district include warehousing and freight movement, offices, retail sales and services that primarily consist of outdoor storage or consumer loading areas and light manufacturing and assembly.

The current proposal is for a development with the majority of the buildings that front on Greenhill Drive to consist of showroom and distribution uses and the buildings located in the rear designed for office and warehouse uses. Typical showroom and distribution users are expected to include flooring supplies, plumbing fixtures and appliances. Typical office and warehouse users are expected to include contractors, electricians, plumbers, engineers and surveyors.

The Planning and Zoning Commission voted 7-0 at their meeting on January 7, 2015 to recommend approval of the rezoning from PUD No. 75 to LI (Light Industrial).

Staff recommends approval.