



## Legislation Text

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**File #:** 2019-0183, **Version:** 1

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Consider public testimony regarding, and an ordinance approving Amendment No. 2 to the Planned Unit Development (PUD) No. 22 zoning district to change the zoning designation from BP (Business Park) to LI (Light Industrial). (First Reading)\*

PUD (Planned Unit Development) No. 22 was approved by the City Council in September of 1995, with most of the site designated for either business park or commercial development, but it remained undeveloped. The PUD area north of SH 45 was amended in 2014 to provide for approximately 45 acres of single family housing, which has since been built as the Northfields subdivision. The amended plan also included approximately 3.8 acres along the SH 45 frontage road for commercial development and approximately 18.5 acres for business park development. In October of 2018, approximately 12 acres of the PUD located south of SH 45 was rezoned to TH (Townhouse).

The subject of this PUD amendment is a 27.02-acre portion of the property, approximately 18.5 acres of which is zoned for business park. The remaining 8.52 acres consists of a drainage-way and floodplain and therefore has no development potential. The General Plan designation for the property is established by the uses in PUD No. 22, which include a mixture of land uses, including commercial, residential and business/industrial.

The proposed amendment, requested by Intrepid Equity, would change the zoning designation for the 18.5-acre BP (Business Park) parcel to LI (Light Industrial), which will allow for office/warehouse buildings. Intrepid Equity has agreed to prohibit the following uses from those allowed in LI: auto body and painting shops, outdoor shooting and archery ranges, retail sales and services consisting of predominately outdoor storage or consumer loading areas, self-service storage, shooting and archery ranges, small-scale alcohol production, and waste-related services. In addition, a 25-foot landscape buffer, consisting of evergreen trees, will be required along the development site's western boundary. Any loading docks must be screened from view by walls and landscaping, according to the requirements of the development code. The PUD also contains building appearance standards which will remain applicable to all buildings. These standards, which are more restrictive than those of the LI (Light Industrial) district, include: vertical and horizontal articulation; architectural delineation of building materials for buildings that exceed 40 feet in height; an exterior finish of stone, brick, glass, stucco, composite metal panels or concrete tilt-wall with a sandblast finish, with at least 20% of the wall finish being stone or brick; all pitched roofs exposed to public view must be either standing seam metal, composition shingles or clay or concrete tile; buildings must incorporate relief, with architectural elements and recessed or covered entries and windows.

Currently designated as business park, permitted uses include: call centers, offices, and business or trade schools and manufacturing and assembly, with a maximum building height of 5-stories. Permitted uses for the light industrial designation include: office, office/warehouse, manufacturing and assembly, and warehouse and freight movement, with a maximum building height of 2-stories.

The Planning and Zoning Commission held a public hearing on March 6, 2019 and there were 21

speakers, twenty of whom had concerns about the rezoning. One speaker was in favor of the change. The concerns expressed were: the difference in uses allowed in the light industrial district versus the business park district, impact to property values, privacy, safety, and a potential increase in traffic and noise. In response, Intrepid Equity agreed to prohibit the light industrial uses listed above. The commission then voted 6-0 to recommend approval of the amendment. Intrepid Equity, at staff's request, then held a neighborhood meeting on April 1, 2019, inviting the speakers from the commission meeting, as well as those who received the initial public hearing notice. At the meeting, information about the anticipated traffic from the development and the proposed design of the project was provided. In addition, the developer agreed to provide the 25-foot landscaped buffer along the western boundary of the development site.