



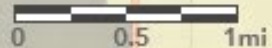
# ZOM-01-20

A request to rezone from AP (Administrative Professional), RP (Residential Professional) and BW (Business Warehouse) districts to R-2 (Multi-Family Residential), ML (Light Industrial) and C-1 (Conservation) districts on approximately 92 acres.

Gerald Brewington, Senior Planner

# SITE MAP

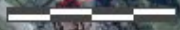
**SITE**





AERIAL PHOTO

SITE





# EXISTING ZONING DISTRICTS

AP

BW

BW

**SITE**

RP

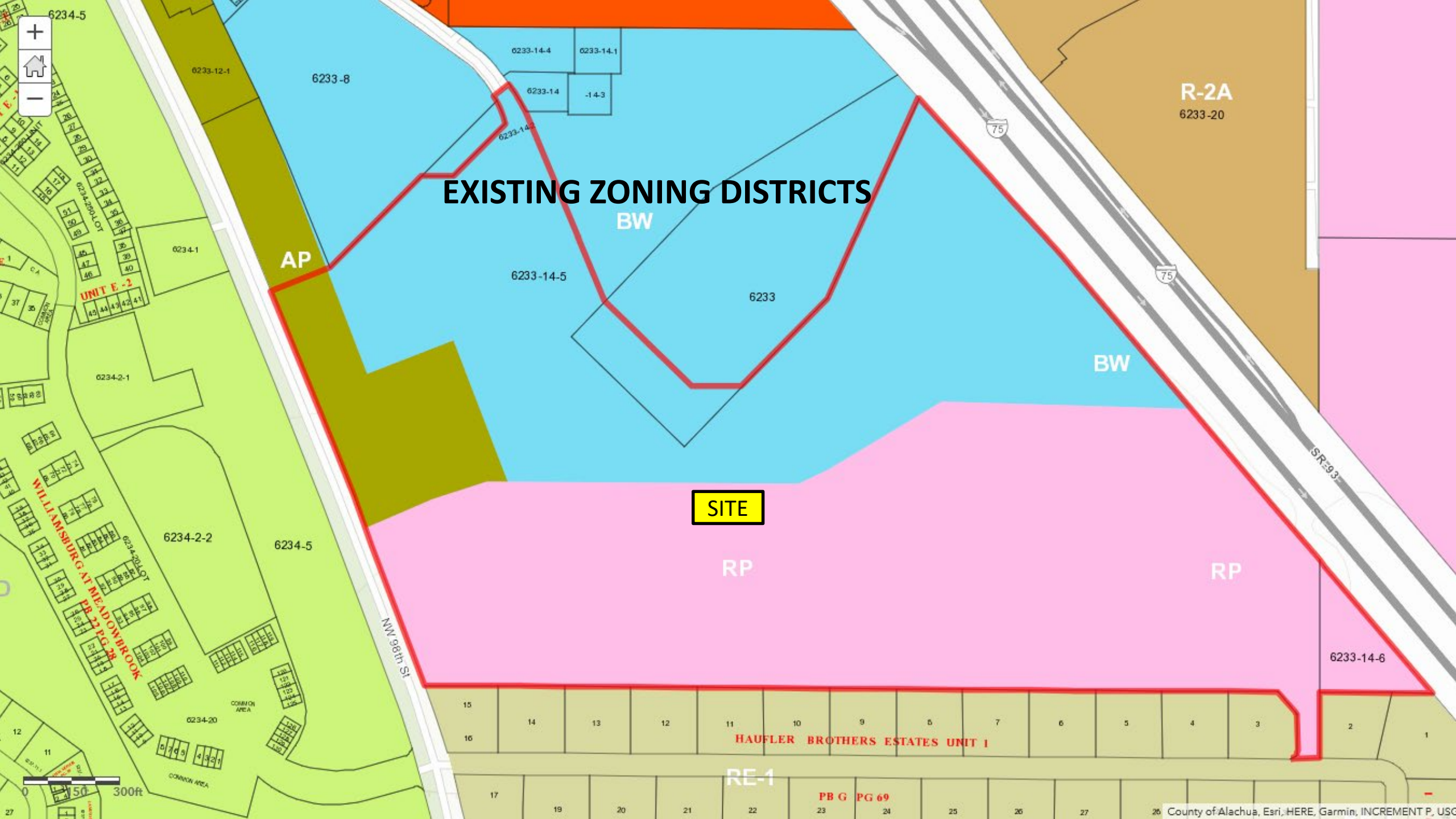
RP

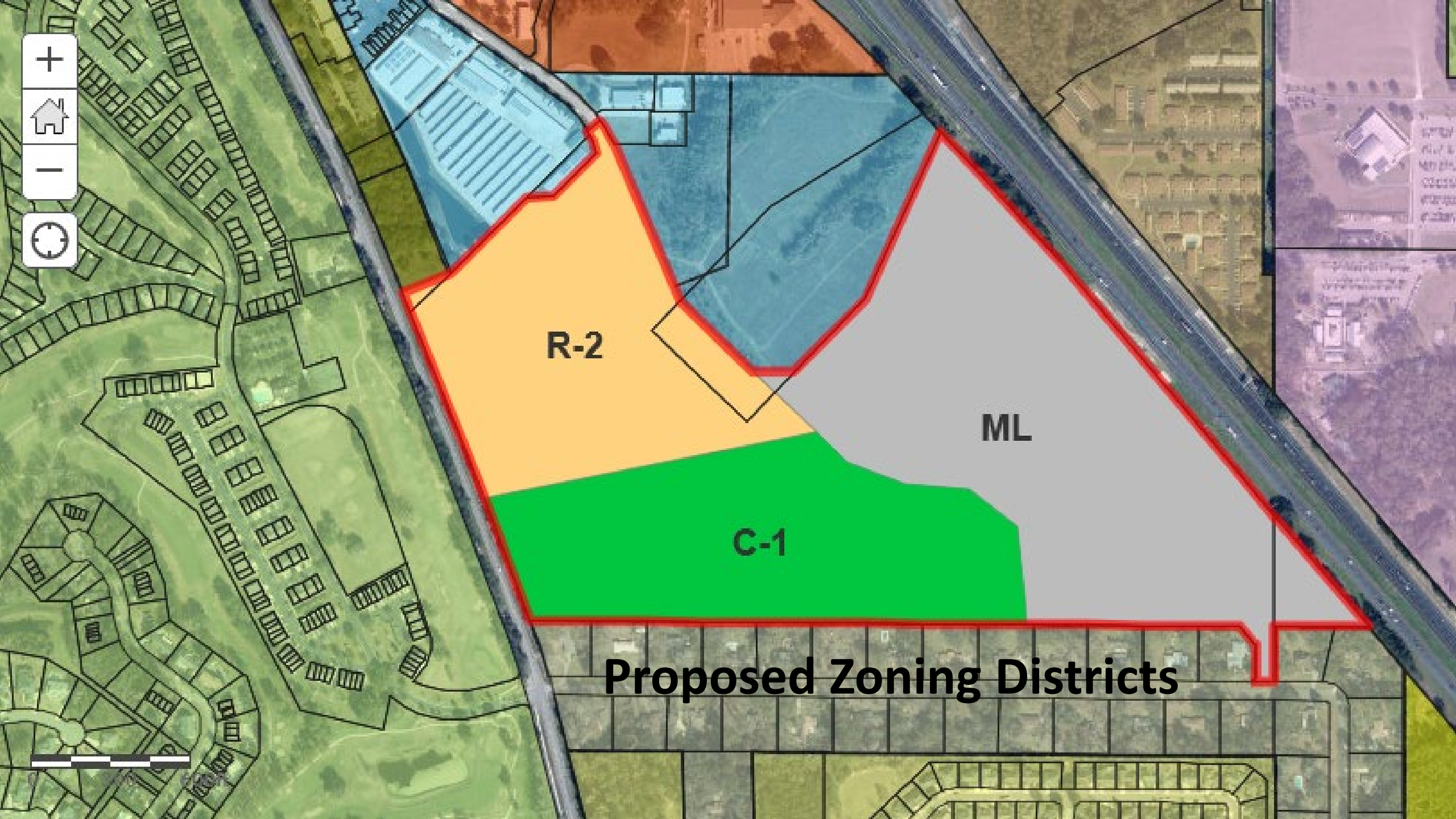
R-2A  
6233-20

RE-1

HAUFLER BROTHERS ESTATES UNIT 1

PB G PG 69





R-2

ML


C-1

# Proposed Zoning Districts




# Background

The approximately 92 acre parcel that is the subject of this request is within the Springhills Activity Center although not a part of the area designated as a transit-oriented development (TOD). It is located in the southwest quadrant of the activity center and is presently undeveloped. To the north of the parcel lie various offices and warehouse development with some limited commercial uses located on 39<sup>th</sup> Avenue. To the south of the site is the Haufler Estates single family subdivision.




# Applicant Request

The applicant is requesting to amend the zoning designations on the parcel from from AP (Administrative Professional), RP (Residential Professional) and BW (Business Warehouse) districts to R-2 (Multi-Family Residential), ML (Light Industrial) and C-1 (Conservation) districts. The R-2 would allow 4-8 dwelling units per acre and would also permit alternate residential development such as an assisted living facility. The ML zoning would permit warehousing, some office uses and job-based industrial uses such as laboratories or a technology park.



# Applicant Request


The Conservation (C-1) zoning designation would limit any development. This area includes significant uplands and would be included as part of an overall 25% set aside requirement for the parcel. An area along the southern parcel boundary is being recommended to function as a 100 foot wide buffer within the ML zoning district.





# Staff Analysis

Analysis of the proposed zoning changes as shown in your staff report takes into account the various proposed zoning districts that would implement the land use designations approved as part of application CPA-0-1-20. These include general activity center policies as well as any applicable policies for the Springhills Activity Center. A detailed analysis of each of these is found in the staff report. In addition, the requested zoning changes are consistent with the approval criteria for rezonings found in Chapter 402.77 of the Unified Land Development Code (ULDC).



# Staff Recommendation

As shown in your staff report, staff finds the proposed request consistent with the policies found in the Springhills Activity Center section of the FLUE, the general activity center policies of the FLUE, the rezoning approval criteria found in Chapter 402.77 of the ULDC as well as the Comprehensive Plan as a whole. Staff recommends that the Commission approve the proposed zoning changes with the bases as noted in the staff report.

