

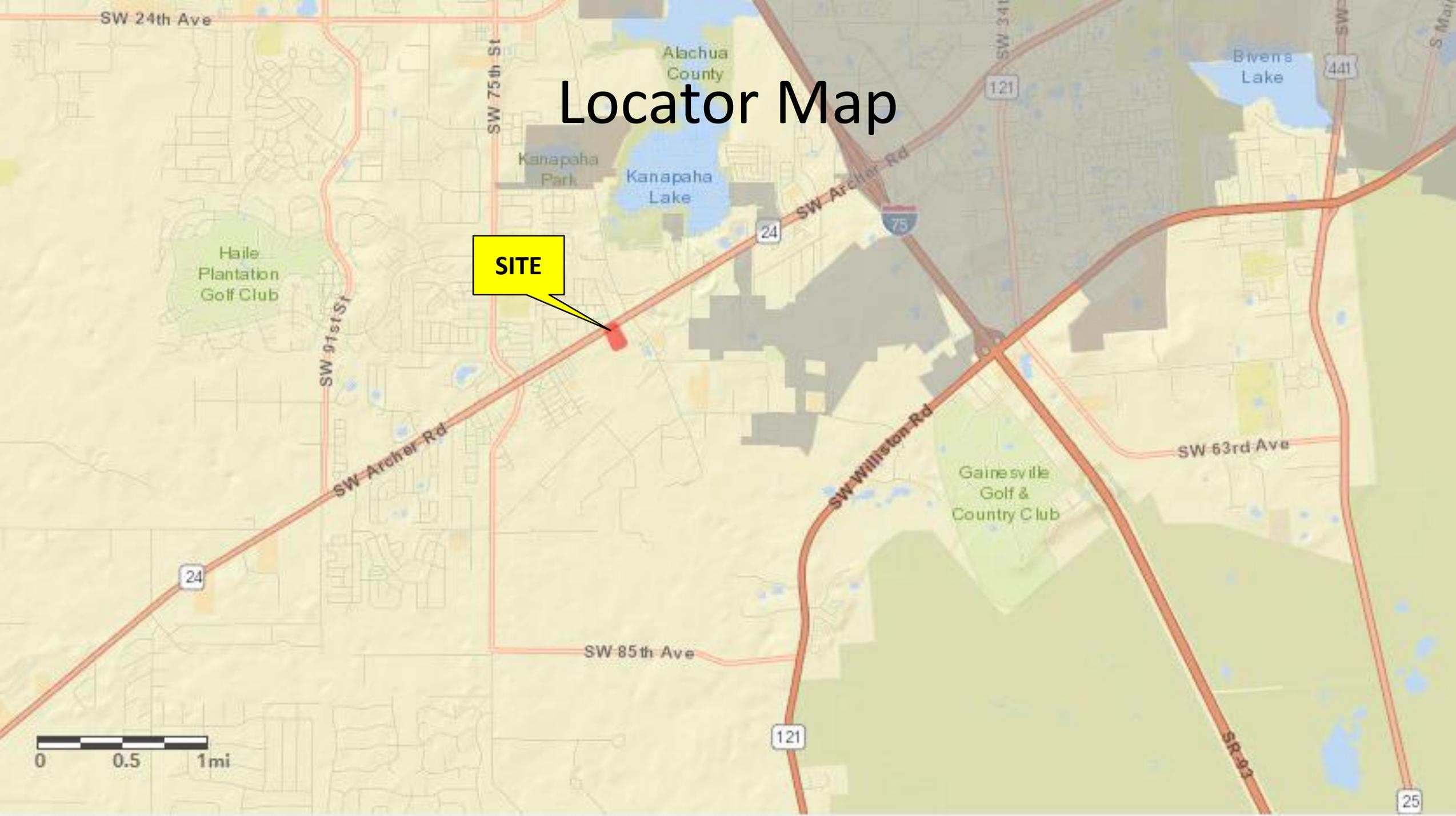


ZOM-09-19

A request to rezone from MP (Industrial Services and Manufacturing) district to BW (Wholesale and warehousing) district

Gerald Brewington, Senior Planner

Locator Map



SITE

0 0.5 1mi



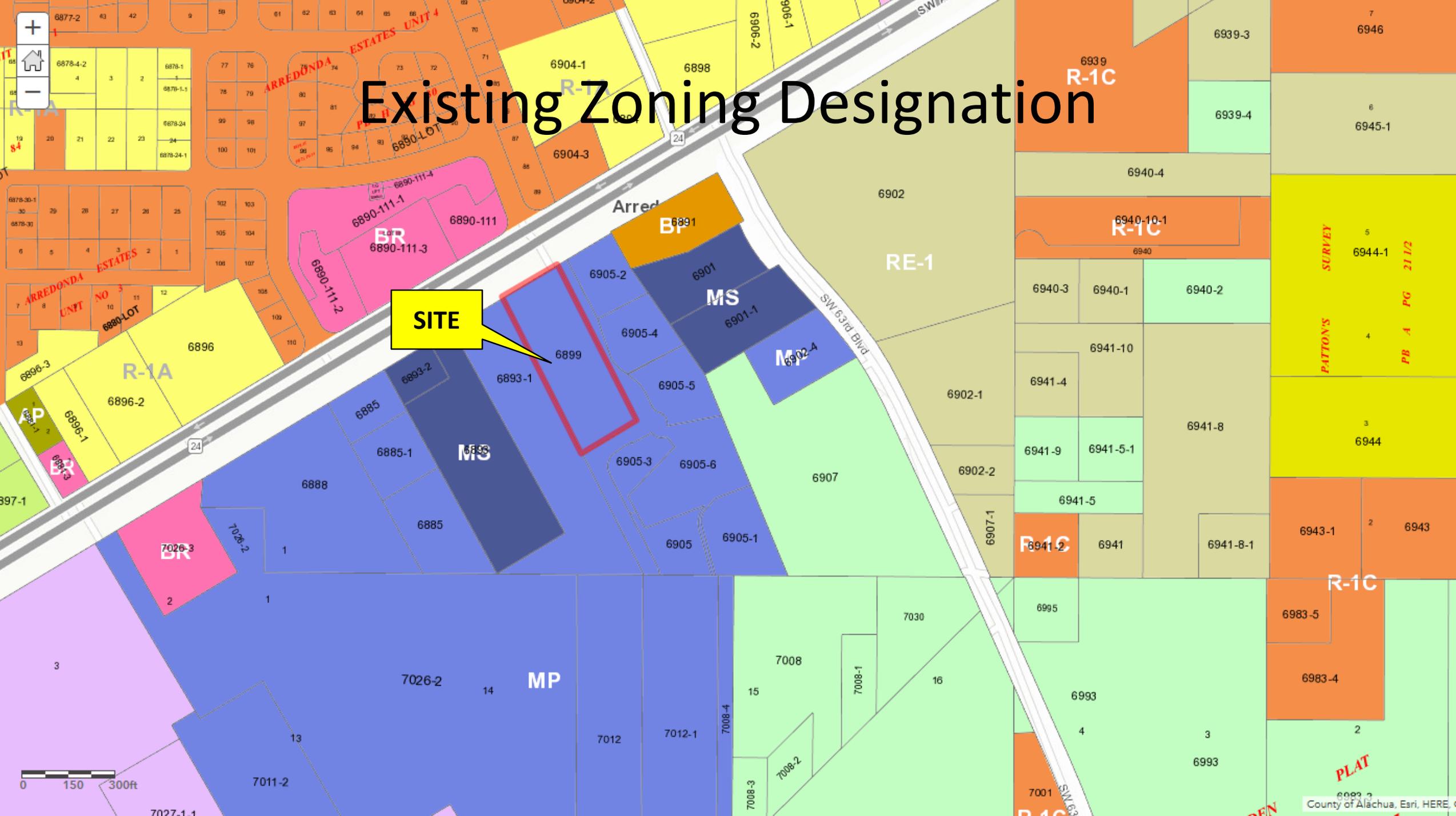
Aerial View





Existing Zoning Designation

SITE



0 150 300ft

Background

The project site is located on the south side of Archer Road west of 63rd Blvd. The area features a mix of residential and non-residential uses including storage facilities, offices and light manufacturing. Commercial uses include a bank facility located to the east of the proposed site and a commercial shopping center located across the street that includes both retail establishments as well as restaurant facilities.



Applicant Request

The applicant is requesting to amend the zoning district on this parcel from MP (Industrial Services and manufacturing) district to BW (Wholesale and warehousing) district.

Staff Analysis

The Light Industrial land use designation can be implemented by two different zoning districts. The ML district allows office uses, warehousing (such as self-storage facilities) and research facilities. It also permits a limited number of commercial uses such as a neighborhood convenience center. The BW district is more hybrid in nature and is unique in that it implements both the Light Industrial as well as (in some cases) commercial land use designations.



Staff Analysis

The BW district differs from ML in that, because it can also implement the commercial policies in the Plan, a number of commercial uses are permitted under this designation not found in ML. These can include restaurants (both sit down and drive-through), cocktail lounges, bars and nightclubs as well as limited retail uses. A rezoning of this nature cannot be conditioned to exclude uses.



Staff Analysis

The BW district can implement the Light Industrial policies of the Plan. These policies include provision for certain limited commercial uses such as neighborhood convenience centers or 'eateries'. These uses, if introduced on this site, would not be out of character with surrounding development, some of which is commercial in nature (nearby bank to the east and commercial located across Archer Road). The site in question is not adjacent to residential development and impacts from development on this site on surrounding residential neighborhoods would be limited.



Staff Analysis

Staff notes that any amendments adopted with the recent Comprehensive Plan update will not impact the bases for approval of this application as shown in your staff report.



Staff Recommendation

As shown in your staff report, staff finds the proposed request consistent with the policies found in the FLUE (specifically Policies 4.2.1 and 7.1.2) as well as the criteria for approving a rezoning found in the Unified Land Development Code (402.77). Staff therefore recommends that the Commission adopt Resolution Z-19-11 approving the proposed zoning change from MP to BW with the bases as noted in the staff report.

