



CPA-04-19

A request for a small scale Comprehensive Land Use amendment from Heavy to Light Industrial

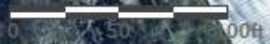
Gerald Brewington, Senior Planner

Locator Map

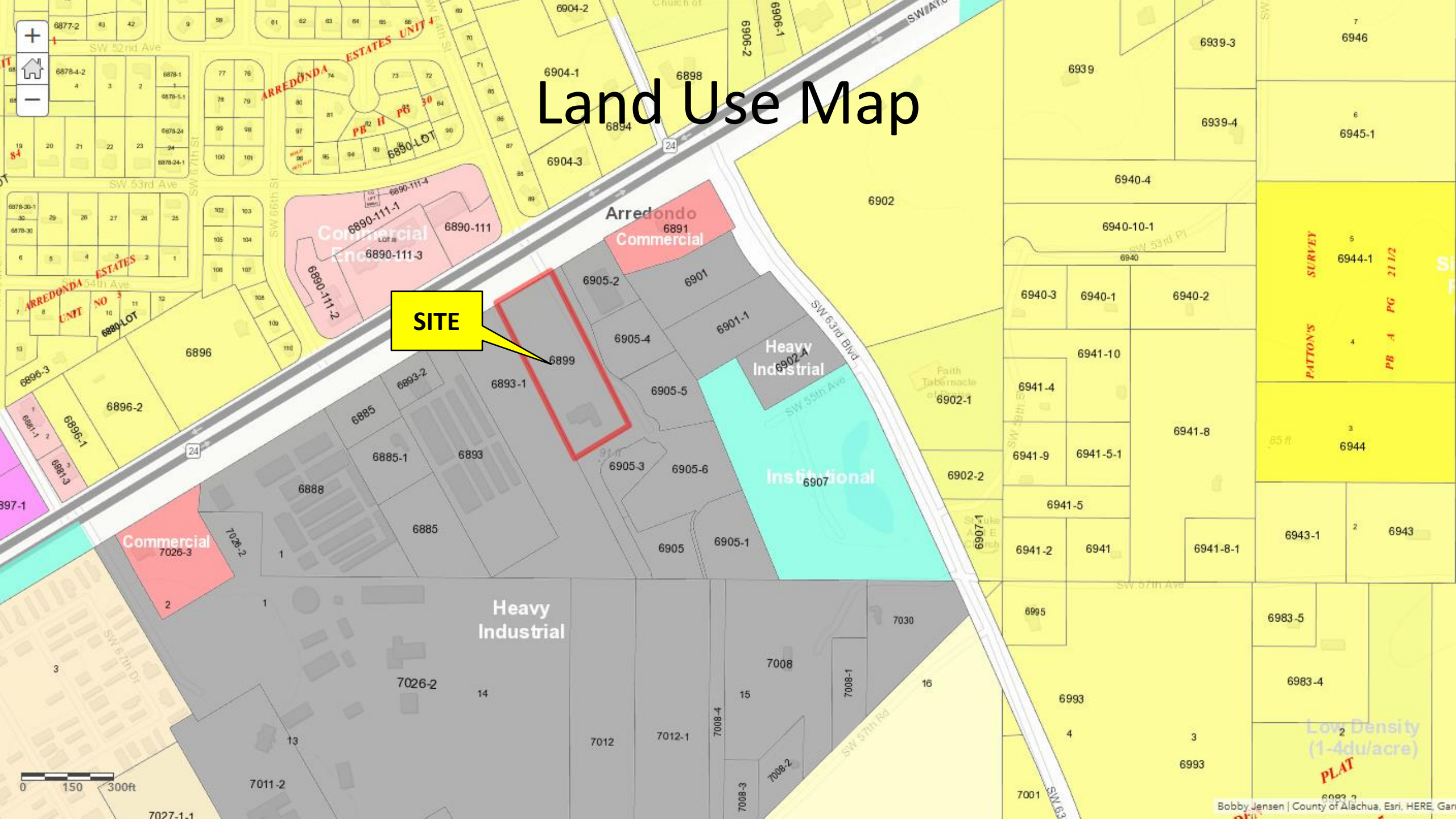




Aerial View




Land Use Map



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 asking to amend the land use designation on the subject parcel from Heavy to Light Industrial.




Staff Analysis

The Industrial policies in the Plan (Future Land Use Element) are divided in either Heavy or Light Industrial. In general, the Heavy Industrial policies deal more with manufacturing and are dependent more on transportation and volumes of raw material. These have the potential to generate greater volumes of dust, noise and odors. Light Industrial uses are generally defined as warehousing and storage, certain office uses as well as research and development. Both can accommodate a limited range of commercial uses as well.



Staff Analysis

The Light Industrial (LI) land use designation is governed by the objectives and policies found in Section 4.3 of the Future Land Use Element (along with the general industrial policies in this section). In general, the intended uses for the LI land use are less intense and focus on warehousing, research and, in some cases, commercial uses. As such, they are more compatible with surrounding development along Archer Road than potential manufacturing uses allowed under the Heavy Industrial designation.




Staff Analysis

In addition, the requested land use amendment from Heavy to Light Industrial will have no impacts to level of service (LOS) standards identified in the Capital Improvements Element of the Plan. The proposed request is non-residential in nature and thus will have no impact on school or recreation LOS standards nor will the transition from Heavy to Light Industrial, if adopted, result in additional development impacts as related to transportation, waste water, solid waste, fire services or mass transit beyond those already permitted at the site under the existing Heavy Industrial land use designation.

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

Staff recommends that the Commission adopt Ordinance 19-xx approving the proposed land use amendment from Heavy to Light Industrial with the bases as noted in the staff report.

