



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of July 12, 2016
Second Reading for the City Council Meeting of July 19, 2016

DATE: June 20, 2016

TO: Margie C. Rose, Interim City Manager

FROM: Daniel McGinn, AICP, Interim Director, Development Services Department
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**Public Hearing and First Reading for Property at
2302 and 2314 Saratoga Boulevard**

CAPTION:

Case No. 0616-04 Kitty Hawk Development, Ltd.: A change of zoning from the “CG-1” General Commercial District to the “IL” Light Industrial District. The property to be rezoned is described as being a 2.8 acre tract of land encompassing all of Lots 1 through 3, Block 10, Saratoga Place and a portion of Lots 4 through 9 and a portion of Lot 12, Block 10, Saratoga Place, located on the north side of Saratoga Boulevard (State Highway 357) and approximately 120 feet west of Ayers Street.

PURPOSE:

The purpose of this item is to rezone the property to allow light industrial uses.

RECOMMENDATION:

Planning Commission and Staff Recommendation (June 1, 2016):
Denial of the change of zoning from the “CG-1” General Commercial District to the “IL” Light Industrial District and, in lieu thereof, approval of the “IC” Industrial Compatible District.

Vote Results

For: Unanimous
Against: 0
Absent: 0

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant is requesting a rezoning from the "CG-1" General Commercial District to the "IL" Light Industrial District to allow the construction of a fencing company with a 5,000 square foot building and the remainder being outdoor storage.

It is staff's opinion that the proposed "IL" District rezoning could negatively impact the surrounding properties (Cabaniss Field) by allowing uses that could congregate large groups of people, i.e. businesses with more than 50 persons per acre, or allow uses that could interfere with flight operations such as the stockpiling of sand or gravel or structures with unlimited height. The property is otherwise suitable for industrial uses in terms of location on an arterial street, and the availability of utility services. The property to be rezoned is consistent with the Future Land Use Plan's designation of the property with light industrial use. The recently created Industrial Compatible District would allow the applicant's desired use and would also be consistent with Joint Land Use Study (JLUS) recommendations for protecting Navy flight operations at Cabaniss Field.

The applicant is agreeable to rezoning to the "IC" District in lieu of the "IL" District.

ALTERNATIVES:

1. Approve the rezoning to "IC" Industrial Compatible District as recommended by Staff and Planning Commission.
2. Approve the request to "IL" Light Industrial District (requires $\frac{3}{4}$ vote).
3. Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries of the Southside Area Development Plan and is consistent with the adopted Future Land Use Plan, which slates the property for light industrial use.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

Operating Revenue Capital Not applicable

Fiscal Year: 2015-2016	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

Comments: None

LIST OF SUPPORTING DOCUMENTS:

- Ordinance for the "IC" District (PC/Staff Recommendation)
- Ordinance for the "IL" District (Original Request)
- Presentation - Aerial Map
- Planning Commission Final Report