



8442 Uinta St. Rezone: AG to I-2

Case #Z-967-23

City Council Presentation – March 20, 2023

Location: 8442 Uinta St.

Applicant: Kris Zerr II

Request: Zone Change: AG to I-2

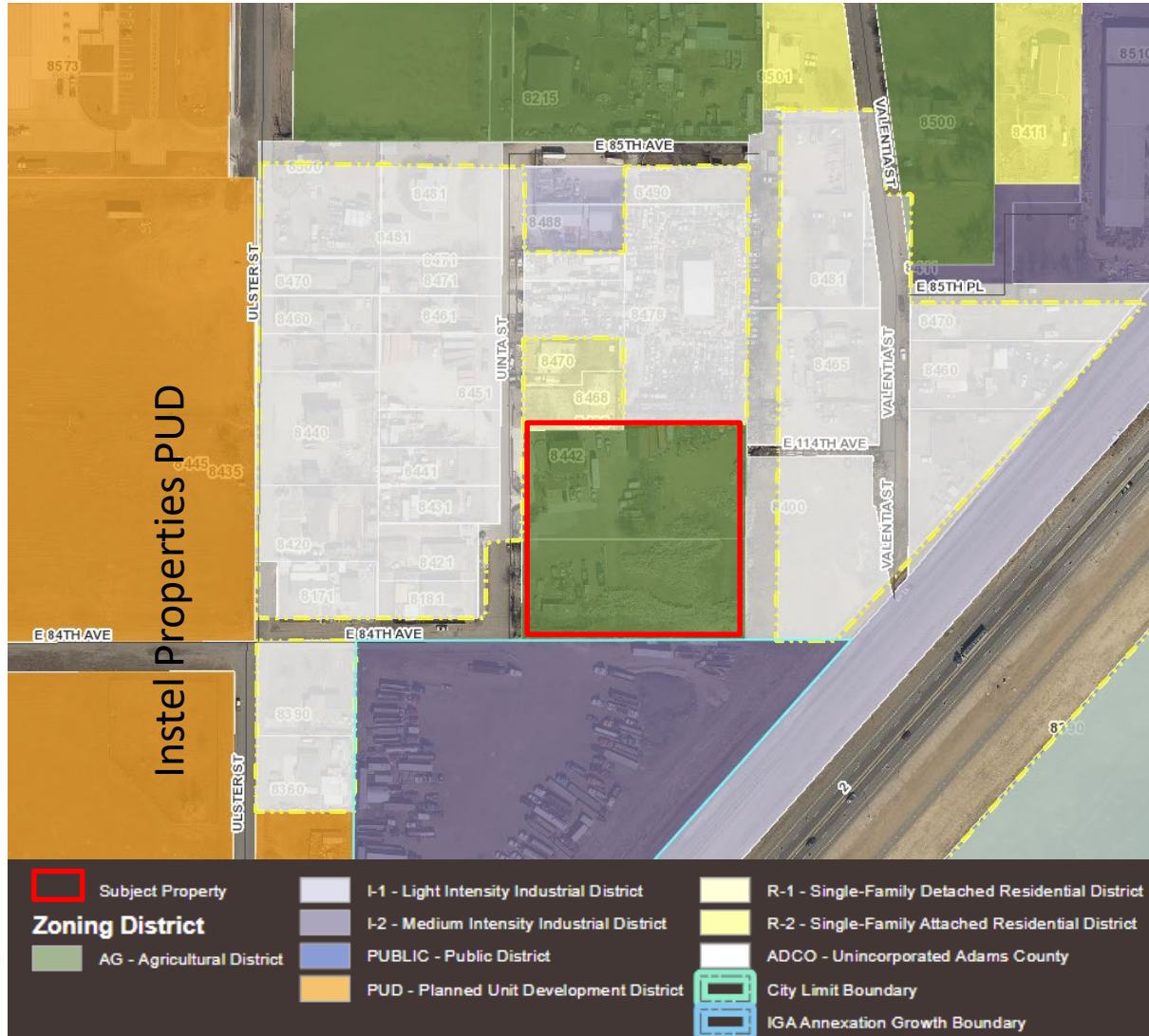
Case Summary

- Location: 8442 Uinta St.
- Applicant's Request: Applicant is applying for a rezoning from Agricultural (AG) to I-2 Medium-Intensity Industrial to make their property and business legal and conforming
- 2018 Irondale Neighborhood & Infrastructure Plan: General Industrial

K&K Construction

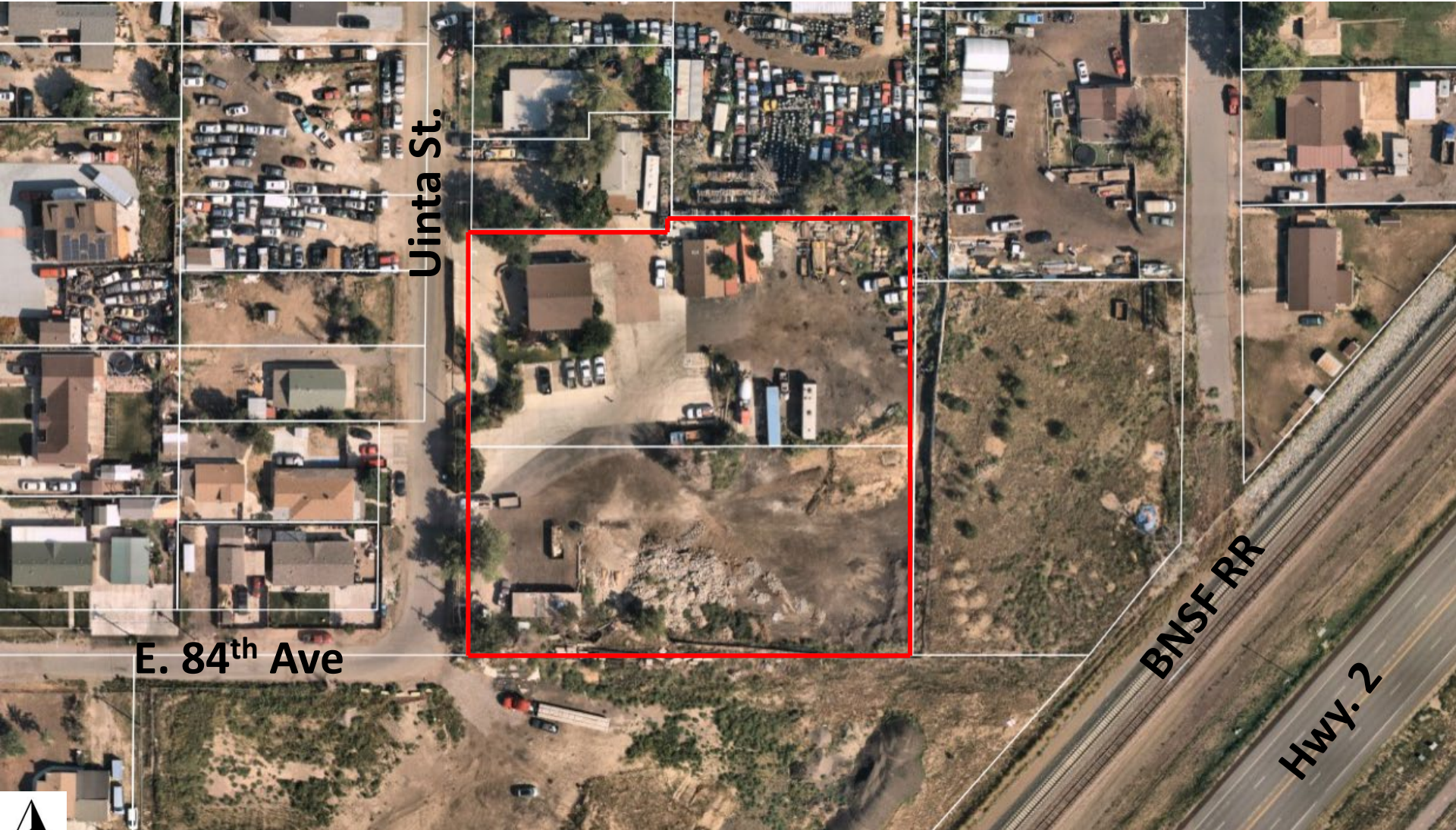
- K&K Construction is a construction contractor business with a primary office surrounded by parking in the northwest corner of the site, two storage buildings, and outdoor storage located in the southeast corner.
- The business is classified as *Building, developing, general contracting* within the Land Development Code. Any Outdoor Storage is incidental to the primary business.
 - Both uses require I-2 Medium-Intensity Industrial zoning

Vicinity Map

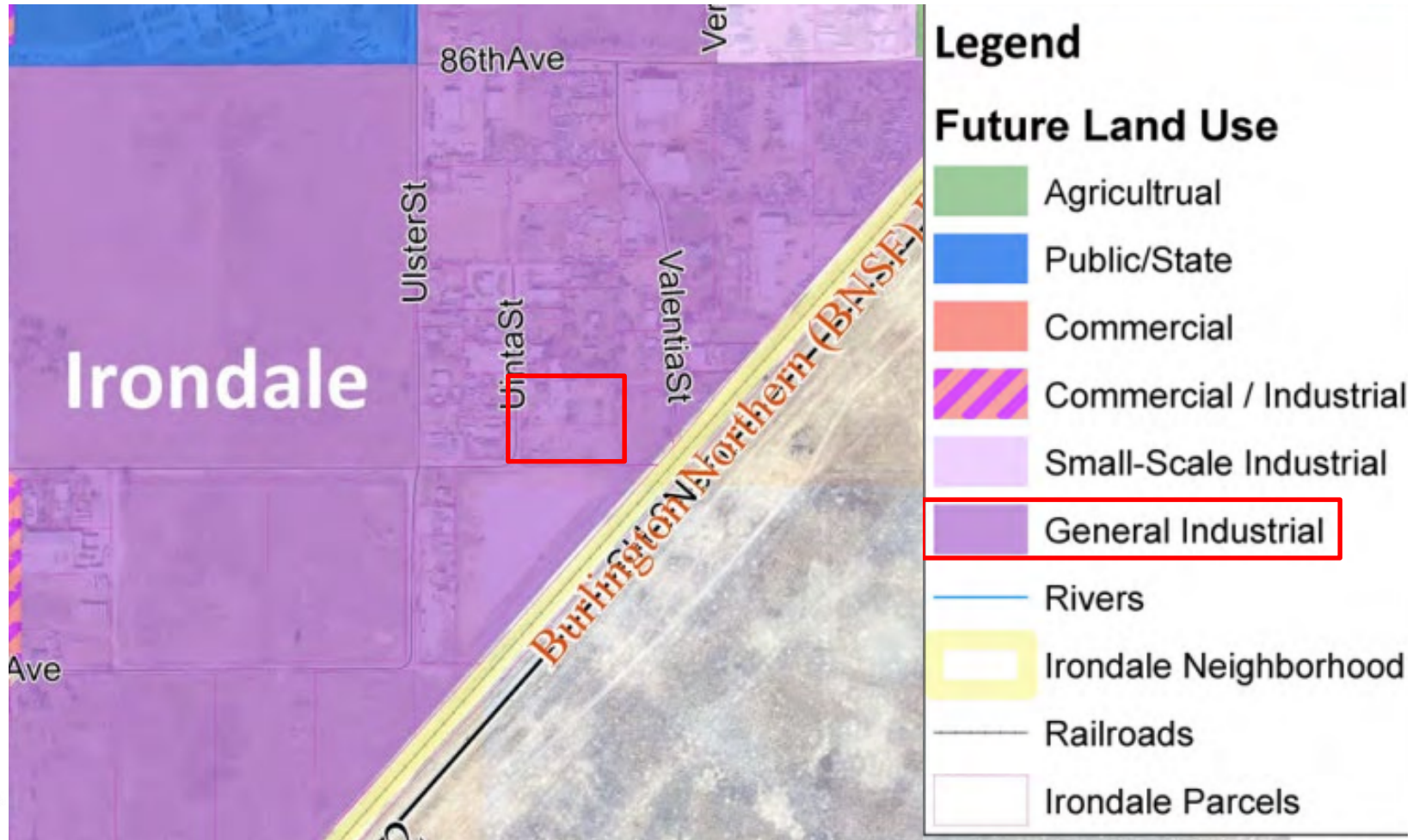


Commerce
CITY

Aerial



2018 Irondale Neighborhood & Infrastructure Plan



Current Conditions



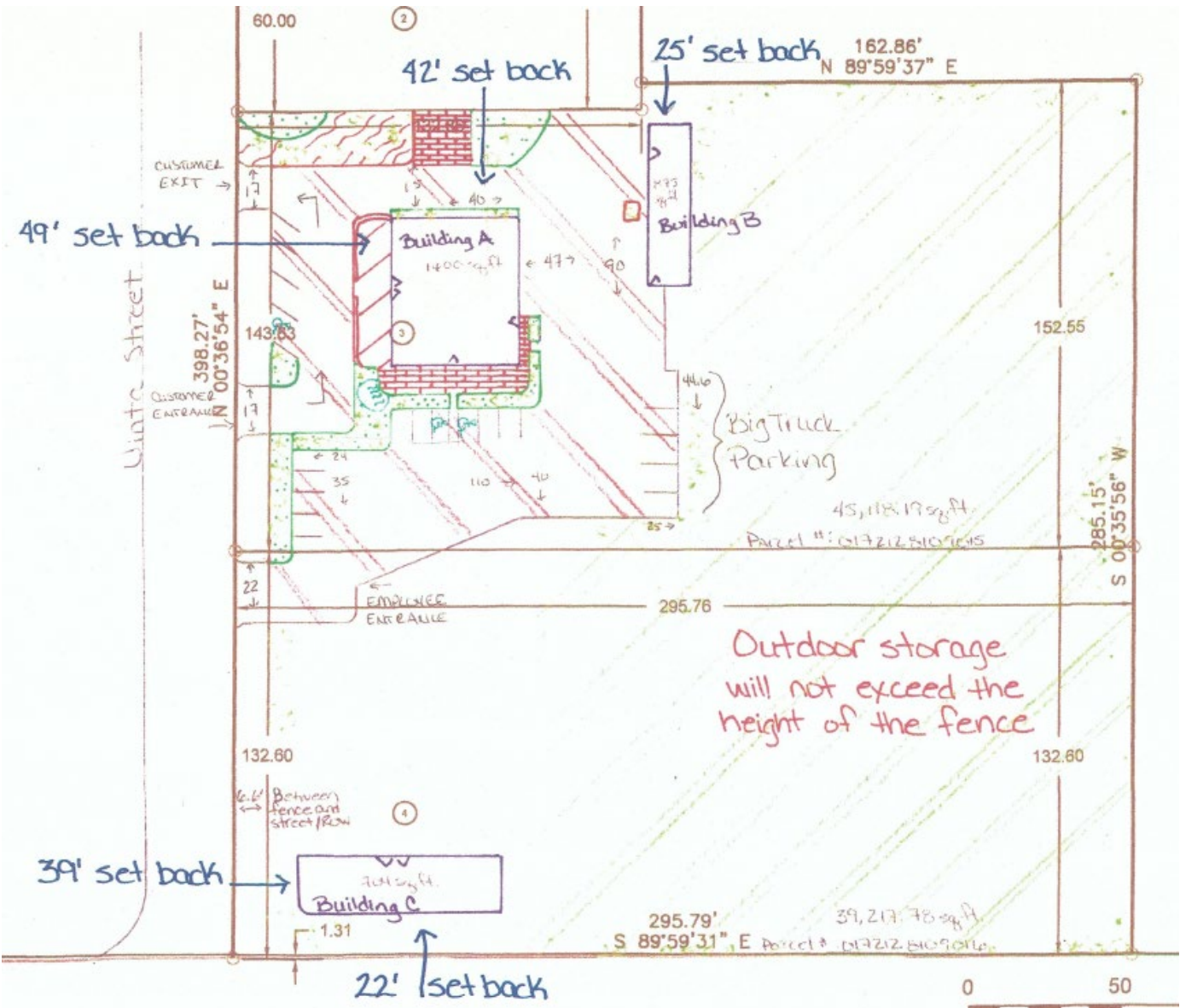
Current Conditions



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Site Plan



Referral Agency Comments

- Staff distributed the Zone Change for review to all relevant referral agencies, including ADCO, SACWSD, SACFD, and internal City departments.
- Initial comments included the need for a traffic study or drainage report from Public Works and additional information regarding the size and type of buffers between the ADCO residential uses and the subject site from Adams County.
- All of the responses that staff received indicated that there were no objections to the proposed zoning or all comments were adequately addressed.

Planning Commission Analysis

- There were no issues/concerns from the Development Review Team (DRT)
- The request is in line with the Irondale Plan and LDC approval criteria (see next slide)
- K&K Construction is a long lasting business and the zone change brings a city property into compliance.

Zone Change Approval Criteria

DRT found that this application meets all approval criteria as outlined in Sec. 21-3232(5) of the LDC:

- a) The zone change corrects a technical mistake on the part of the city in classifying a parcel within a specific zoning district; or
- b) The zone change meets all of the following:
 - i. The proposed zone district and allowed uses are consistent with the policies and goals of the comprehensive plan, any applicable adopted area plan, or community plan of the city;
 - Analysis: This I-2 Medium Intensity Industrial zone change is consistent with the Irondale Neighborhood & Infrastructure Plan, which identifies these parcels as ‘General Industrial’.
 - Staff finds this application **meets this criterion.**
 - ii. The proposed zone district and allowed uses are compatible with proposed development, surrounding land uses and the natural environment;
 - Analysis: The I-2 zone district is compatible with the existing construction contractor business. In addition, the site is surrounded by vacant lots to the east and south. A car storage exists to the north. While there is residential to the north and west, the existing business has existed since 2007 and the applicant owns the northern residential units. Lastly, there is six-foot wooden screen fence along the western property line, as well as, landscaping throughout the property which acts as an additional buffer between the business and surrounding residential uses.
 - Staff finds this application **meets this criterion.**

Zone Change Approval Criteria cont.

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- a) The zone change corrects a technical mistake on the part of the city in classifying a parcel within a specific zoning district; or
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Zone Change Approval Criteria cont.

DRT found that this application meets all approval criteria as outlined in Sec. 21-3232(5) of the LDC:

b) The zone change meets all of the following:

- iii. The proposed zone district will have, or future development can provide, efficient and adequate provision of public services, including but not limited to, water, sewerage, streets, and drainage;
 - Analysis: The business has operated on the site since 2007 with no issues related to public services. In addition, there are no outstanding concerns from referral agencies.
 - Staff finds this application **meets this criterion.**

- iv. The proposed zone district will have, or future development can provide, efficient and adequate provision of public uses including but not limited to, parks, schools, and open space;
 - Analysis: Future development at this location would have access to public uses. As a non-residential zone district, future development would not be subject to school/parks impact fees.
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Zone Change Approval Criteria cont.

DRT found that this application meets all approval criteria as outlined in Sec. 21-3232(5) of the LDC:

- b) The zone change meets all of the following:
- v. There is a community need for the zoning district in the proposed location, given need to provide or maintain a proper mix of uses both within the city and the immediate area of the proposed use; and
 - Analysis: The 2018 Irondale Neighborhood & Infrastructure Plan took into consideration existing zoning and railroad ownership and potential expansion by the Union Pacific Rail Road (UPRR) to the southwest of the subject site by calling for the reduction of residential pockets. This particular block, while at one point was meant for residential within Irondale, has since been designated for industrial uses.
 - Staff finds this application **meets this criterion.**

 - vi. The area for which zone change is requested has changed or is changing to such a degree that it is in the public interest to allow a new use or density.
 - Analysis: Irondale has shifted from residential in character to more industrial in character over the years. On this block, in particular, the dominant land use is shifting to industrial uses. In addition, to the west is the Instel PUD, which is meant to create a railroad served multi-lot industrial project.
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Public Comments

- As of March 10, 2023 staff received one phone call from the public asking about the future business and assistance for potholes on Uinta Street.

PC Recommendation

- On February 7, 2023 the Planning Commission voted 4 to 0 to forward the proposed Zone Change to City Council with a recommendation for approval.



Staff is available to answer any questions.

The applicant is also present to speak on behalf of this request and to answer any questions that City Council may have.

