



# Z-881-08-17

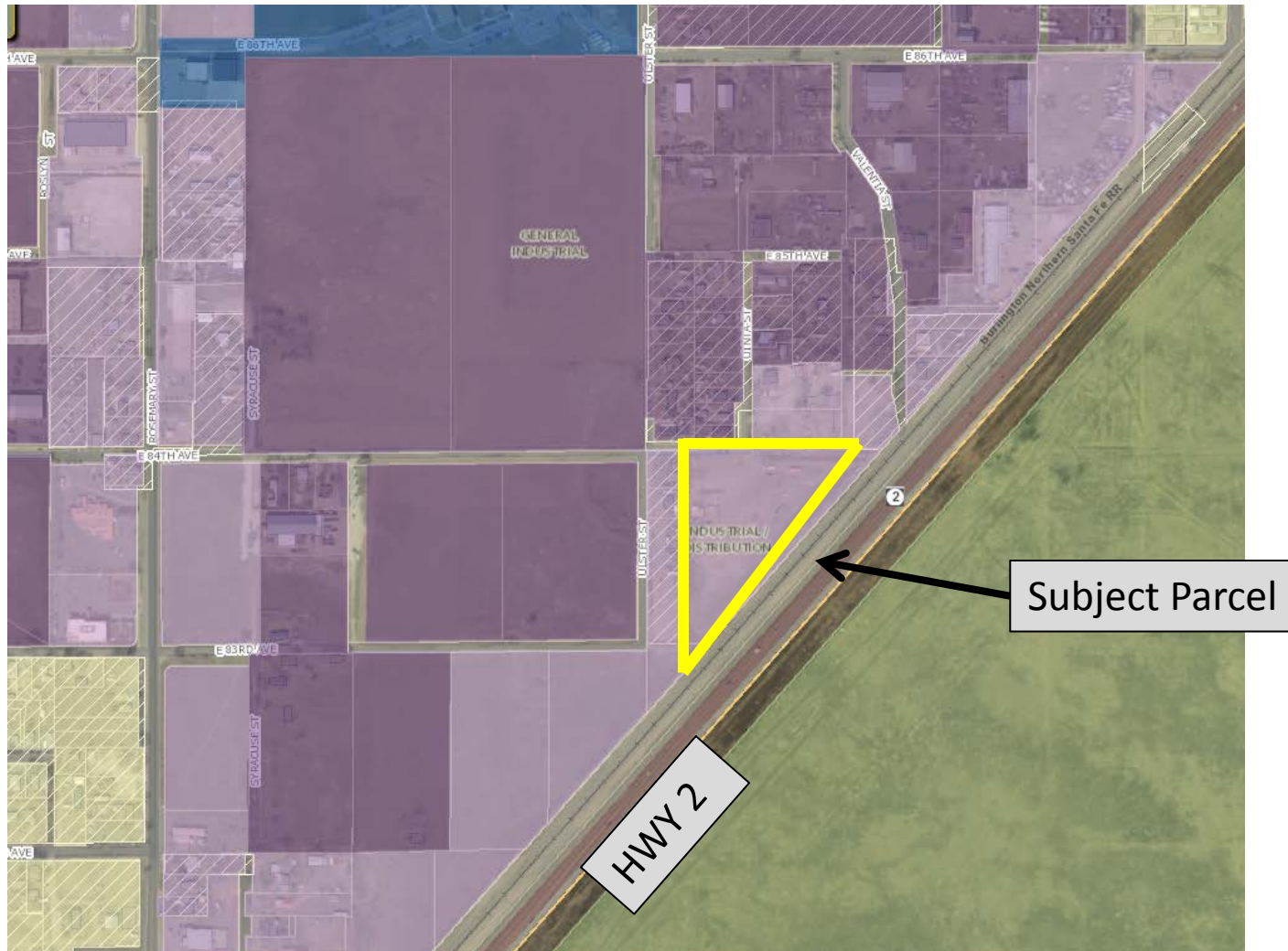
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Location:	8200 E. 84th Avenue
Applicant:	Elite Transport Services, Inc.
Request:	Zone Change

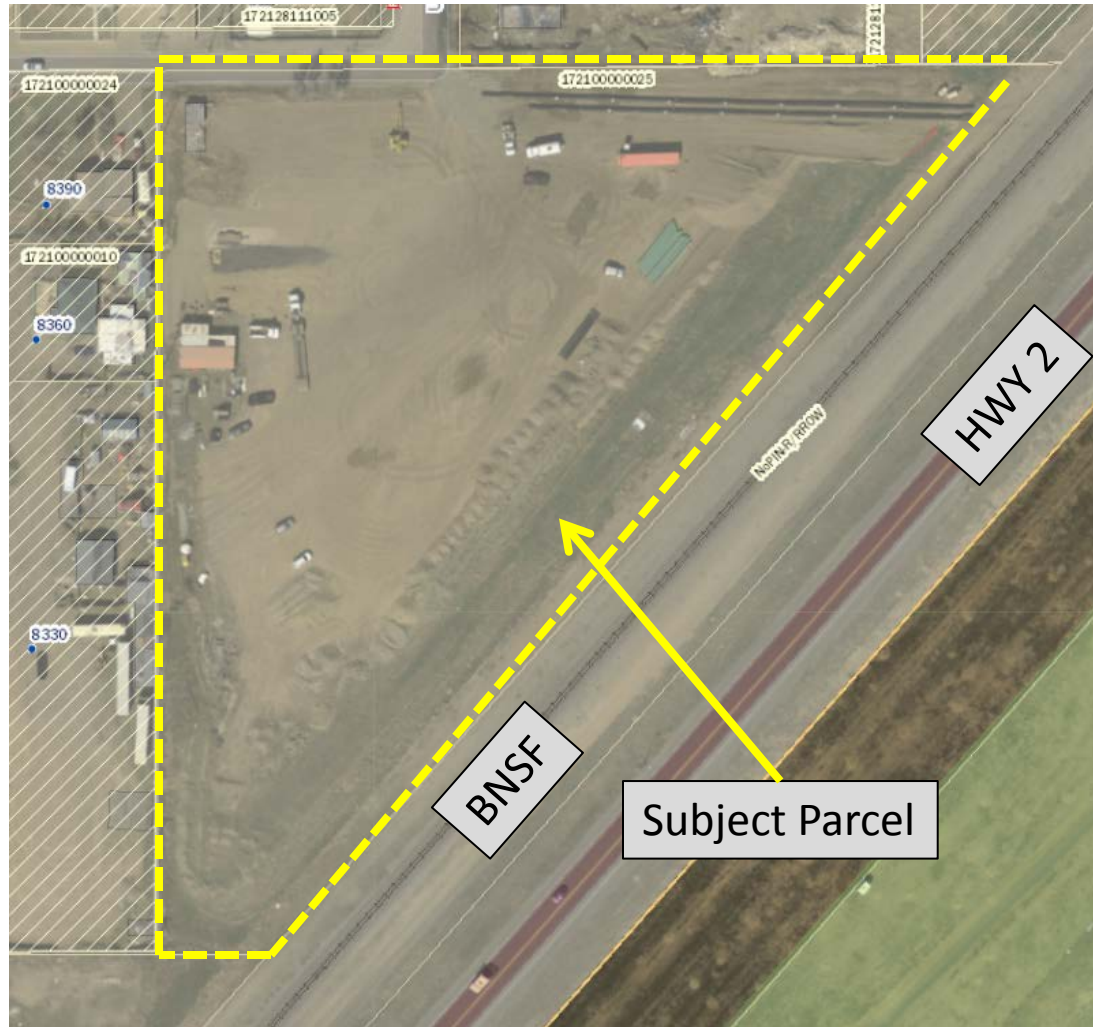
# Vicinity Map



# Comp Plan: Industrial Distribution



# Aerial : 8200 E. 84<sup>th</sup> Ave.



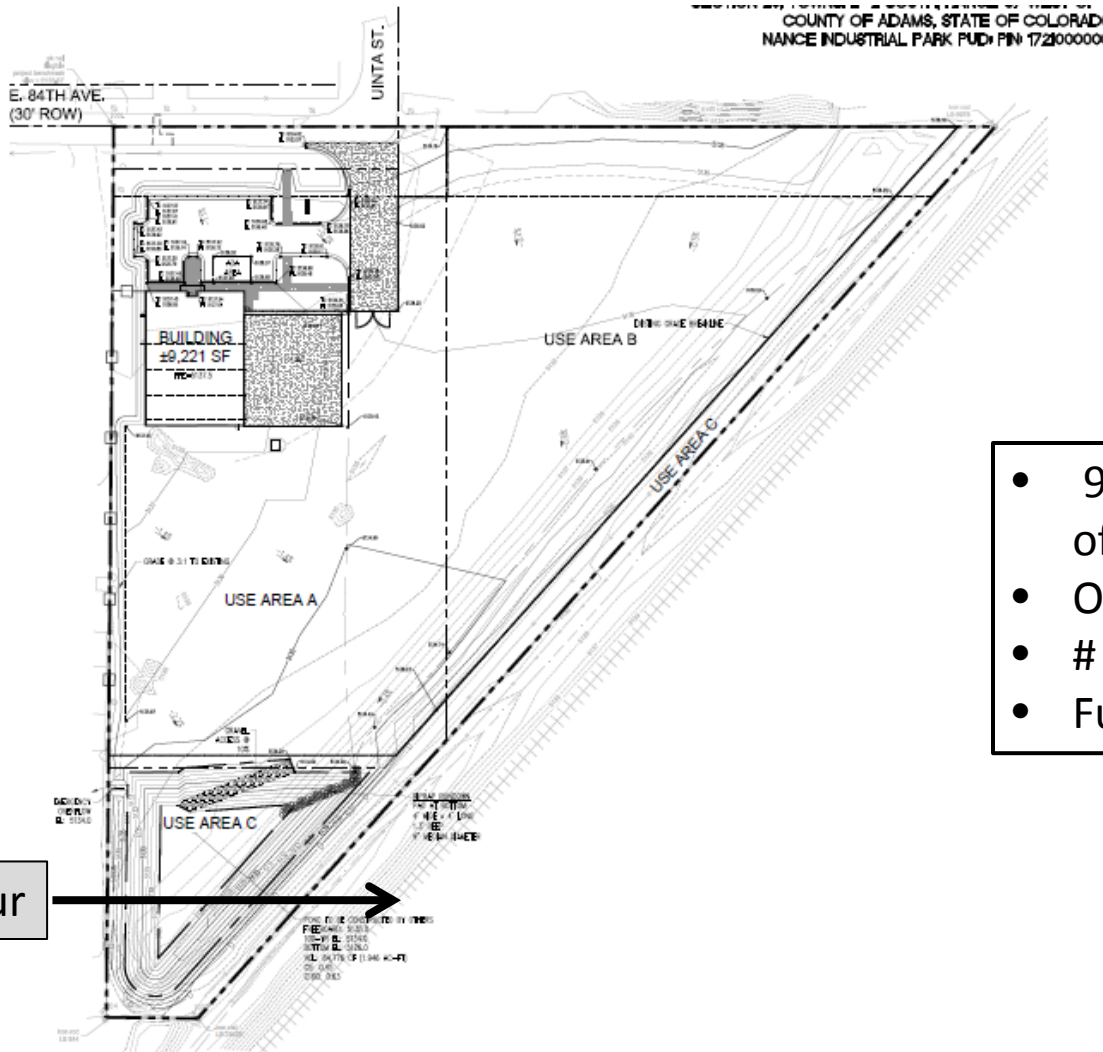


# Current Request

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- The applicant is requesting the following:
  - Zone Change: reviewed by Planning Commission & City Council
- Case Z-881-08-17: Zone Change from Nance Ind. Park PUD to Industrial 2 (I-2)
  - To make regulating Industrial development & use of the property easier (Use Areas w/o lots)
  - To allow for future Rail-road spur

# Site Plan



- 9,221 sq.ft. office/shop/storage bldg.
- Outdoor storage
- # Employees: 20 to 30
- Future R/R spur



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# Referral Agency Comments

- No objections regarding the Zone Change provided by referral agencies



# PC Analysis

- Proposed I-2 zoning appropriate for neighborhood
  - Property is identified by Future Land Use Plan as Industrial Distribution
  - Property already allows both I-1 & I-2 uses & rezoning will make administration of zoning easier
  - Property meets the minimum I-2 zoning lot area requirement
  - Located in the Irondale Neighborhood
    - Recent approvals for new industrial businesses and zoning nearby
  - Will allow future R/R served industrial park to advance





# Zone Change Criteria

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## **LDC, Sec. 21-3232. Rezoning or Zone Changes**

- This application meets all 6 applicable criteria.



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# Public Notification

- As of September 18, 2017, staff has received no responses to public notice



# Recommendation

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- On August 1, 2017, the Planning Commission held a public hearing voted 5 to 0 to recommend approval to City Council regarding this request.



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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 the Council may have.

