

ITEM NO. 2 REZONING FROM IG TO IL; NW OF 31ST & HASKELL (SLD)

Z-17-00534: Consider a request to rezone approximately 8.745 acres, from IG (General Industrial) District to IL (Limited Industrial) District, located northwest of the intersection of 31st & Haskell Ln, 800 E 30th St, 3035 Haskell Ln, 930 E 30th St, 2910 Haskell Ln. Submitted by Paul Werner Architects, for Stanley R & Lois J Zaremba Trustee, Zaroco Inc, and Glen Hunter LLC, property owners of record.

STAFF PRESENTATION

Ms. Sandra Day presented the item.

APPLICANT PRESENTATION

Ms. Joy Rhea, Paul Werner Architects, said they would meet with the adjacent property owners and make sure the development did not cut off access to their site. She said their intention was not to cut off access to any property and that she shared the same concerns expressed in the letter sent by Eagle Trailer. She said the success of the development depended on clear circular patterns for existing and new development. She said there had been discussions with the City about the bicycle route and best way for that to happen as planned along 29th Street. She said at this time it dead ends and she was looking forward to that connection. She said the rezoning would allow the property to develop which could serve the existing industrial community.

PUBLIC HEARING

Mr. Kevin Fredrickson, Eagle Trailer, said he was not opposed to the rezoning request but did have concerns about the negative impacts to his business with vendors and customers not being able to easily access his site. He said Haskell Lane and 30th was the only access to his property.

COMMISSION DISCUSSION

Commissioner Kelly asked Mr. Fredrickson if truck traffic visiting his site came from 31st and Haskell Lane.

Mr. Fredrickson said traffic visiting his site was usually northbound on Haskell Lane. He said traffic rarely comes from the north.

Commissioner Willey thanked staff for answering all her questions within the staff report. She said she was comfortable with the rezoning. She said the area was different with the new K-10 road. She echoed the potential issue of traffic flow that Mr. Fredrickson expressed and said it would be addressed during the site plan process.

ACTION TAKEN

Motioned by Commissioner Willey, seconded by Commissioner Weaver, to approve the request to rezone approximately 8.745 acres, from IG (General Industrial) District to IL (Limited Industrial) District, based on the findings presented in the staff report and forwarding it to the City Commission with a recommendation for approval.

Commissioner Struckhoff said he was generally in favor of the concept. He said he was a member of the Burroughs Creek Park and Trail Steering Committee and that a more suitable connection should be made at the south end. He said the continuation of the Burroughs Creek Trail along 29th Street or along its existing path would be wonderful. He wanted to see a more smooth connection made for bicycles. He asked Mr. Fredrickson if traffic came up Haskell Lane from 31st Street did he anticipate a hardship in traffic traveling onto Haskell and then coming back to 29th Street.

Mr. Fredrickson said his customers and delivery trucks needed to be able to come up from the south on Haskell Lane up to 30th Street.

Commissioner Sands asked staff to outline the process after rezoning.

Ms. Day said the next step was the design stage with a multiple part process. She said there would be a subdivision process with a Preliminary Plat and Final Plat. She said the Preliminary Plat would be seen by Planning Commission and the Final Plat would be administrative. She stated a set of public improvement plans would be required and reviewed at the staff level.

Commissioner Carpenter inquired about the process of vacating right-of-way.

Ms. Day said right-of-way could be vacated through Public Works or the subdivision process.

Mr. McCullough said a full traffic impact study would be reviewed by the City's traffic engineer.

Commissioner Paden said she hoped to see multi-modal improvements.

Mr. McCullough said an element of the concept plan that was discussed with the applicant was the open space component at the corner. He said the development group indicated they would protect the forest area and staff would work to carry that forward in the future.

Commissioner Culver asked if the open space component was voluntarily being provided by the development group.

Mr. McCullough said there was a policy within the Development Code to protect at least 20% of sensitive lands but that the rule was currently only applicable to residential property. He said there was discussion with the applicant about this area being a gateway to the community.

Commissioner Kelly asked if the preservation of sensitive lands should be included within the rezoning.

Mr. McCullough said there wasn't a vehicle at this point for it but he wanted Planning Commission to know that there was a representation from the development group to preserve some of the open space.

Commissioner Sands said the open space area was outside of the requested rezoning area but was included on the concept plan. He wondered if they should consider it with the rezoning.

Mr. McCullough said it was not part of the rezoning request but he was trying to give credit to the developer for making the open space known up front.

Commissioner Kelly said he used the intersection multiple times a day and was supportive of development at that location. He said he respected Mr. Fredrickson's concerns. He liked the idea of vacating Haskell Lane and appreciated the thought that had gone into it. He encouraged traffic engineers to slow down or stop traffic.

Commissioner Sands said the concept plan at this stage was helpful in getting an idea of what the site would look like. He supported mitigating concerns expressed by Mr. Fredrickson. He said he was inclined to support the rezoning.

Commissioner Carpenter inquired about the possibility for a gun range in the IL district.

Ms. Katherine Weik said a gun range would be allowed in the IL district.

Commissioner Kelly said there would be conflict of a gun range at this site with the Federal law and the distance of guns within a school.

Unanimously approved 10-0.

DRAFT