

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: January 15, 2020

ACTION REQUESTED: G-20-01, A request to amend the General Plan Land Use Map in the area located at approximately 840 South 100 East, from the current Business (BUS) designation to a new proposed Industrial (I) General Plan Land Use designation.

APPLICANT: Ken Jolley

OWNER: Same

ENGINEER: Bush and Gudgeon Inc.

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval with conditions to the City Council

Background

The applicant is seeking to amend the General Plan Land Use Map in the area located at approximately 840 South 100 East. The requested area covers approximately 6.9 acres. The current Land Use designation is Business (BUS). The applicant is seeking approval to have the Land Use designation changed to Industrial (I) for the possibility to develop the area into a future commercial/industrial project for storage units.

The surrounding General Plan Land Use designations are (OS) to the north and east, Industrial (I) and Estate (EST) to the west, and Business (BUS) to the south.

As stated above, the applicant is wishing to amend this parcel, in hopes for future commercial/ industrial development at this location (building storage units). The Industrial designation allows for the I-1, I-2 and Business Park (BP) zoning districts.

Staff has reviewed the request change and finds no problem with the minor adjustment from Business to Industrial, but only if the future zone request is for Light Industrial (I-1) and the land is indeed used for “storage units”. The problem would be that once you zone something I-1, it will be allowed whatever uses are permitted in the I-1 zoning district.

Recommendation

Staff hesitantly, recommends that the Planning Commission recommend approval for G-20-01 application, to amend the General Plan Land Use Map from the current Business (Bus) designation, to the proposed Industrial (I) designation, as outlined above and shown on the exhibit attached hereto, onto the City Council.