



City Commission Agenda Item

Meeting Date: 1/18/23
From: Josh White, Principal Planner
Item: 26865 61st Rd Rezone

Purpose: An ordinance authorizing the rezoning of 26865 61st Road, from R-1 (Low Density Residential District) to I-2 (Heavy Industrial District). (Roll Call Vote)

Background:

Creekstone Farms Premium Beef LLC has requested 26865 61st Road be rezoned. The surrounding area is comprised of agricultural, industrial, commercial and residential uses. Large lot single family homes are to the north. A self-storage facility and agricultural land is to the east. Creekstone Farms main plant is the west. A warehouse and a future child daycare facility is to the south. The property consists of approximately 11.66 acres. The site already has a truck gate and trailer parking for Creekstone Farms. Due to the recent annexation of this property, the property is currently zoned R-1, Low Density Residential District. This zoning district is inappropriate based on the existing and continuing use. The applicants are requesting a rezone from R-1, Low Density Residential District to an I-2, Heavy Industrial District. This would be in line with the rest of the Creekstone Farms property that is to the west of this site. The Planning Commission voted unanimously on Tuesday, December 13, 2022 to recommend that the City Commission approve the request.

Commission Options:

1. Approve ordinance on the first reading
2. Table and approve on second reading
3. Dissapprove ordinance with 2/3 majority
4. Table and send back to Planning Commission for further consideration

Fiscal Impact:

Amount: Cost of publication

Fund: _____ Department: _____ Expense Code: _____
_____ Included in Budget _____ Grant _____ Bonds _____ Other (explain)

Attachments: Staff report, ordinance

Approved for Agenda by:

Randy Frazer, City Manager