



Planning Commission Agenda Item

Meeting Date: 12/13/22
From: Josh White, Principal Planner
Item: Creekstone Truck Gate Rezone

Purpose: Hold a public hearing to consider the advisability of rezoning 26865 61st Road from an R-1 (Low Density Residential District) to an I-2 (Heavy Industrial District).

Background:

The subject property is located at 26865 61st Rd. 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.

It is the recommendation of staff that the requested rezoning R-1 to I-2 be approved based on the following conclusions:

- The development appears compatible with the area.
- The property was developed as an industrial site prior to annexation.
- The use is compatible with uses in the area.
- The project should not adversely affect the neighboring properties.
- The project continues to expand local industry and workforce
- The public health, safety and general welfare should not be negatively impacted by this rezoning.

Action:

Hold a public hearing. After the public hearing is closed, make a motion to recommend the City Commission approve/disapprove the request to rezone 26865 61st Road from an R-1 Low Density Residential District to an I-2 Heavy Industrial District.

Attachments:

Staff report, Area maps

Presentation Link: <https://arcg.is/f14Ti>