



STAFF REPORT

MEETING DATE:

MEETING TYPE: City Council

SUBMITTED BY: Tim Rawlings

AGENDA CAPTION: Consider a text amendment to the City of Hutchins Zoning Ordinance, Exhibit 14B Zoning Text Amendments, Part III Port Industrial District, Section 3 Height Regulations (A.) Maximum Building Height by: Tim Rawlings

Background Information

Consider a request made by Robert Sangdahl (representing Lineage Logistics) for a text amendment to the City of Hutchins Zoning Ordinance, Exhibit 14B Zoning Text Amendments, Part III Port Industrial District, Section 3 Height Regulations (A.) Maximum Building Height. Changing the maximum height from 110' feet to 140' feet.

Many new refrigerated warehouses use ASRS systems (Automated Storage and Retrieval Systems) to maximize storage capacity and expedite order fulfillment. These systems require taller buildings to be able to install. Our current ordinance is over 20 years old and therefore does not take into consideration the newest innovations in warehouse technology and operations.

At their November 21st meeting the Planning and Zoning Commission held a public hearing, at the meeting there were no members of the public who wished to speak, the Commissioners deliberated and voted 4-0 to send a recommendation of approval to the City Council.

Budget Implications

N/A

Operational Impact

N/A

Legal Review

N/A

Staff Recommendation

Staff recommends approval.

Supporting Documentation and Attachments