

PROPERTY INFORMATION	Fieldcrest Planned Development area
ADDRESS	Fieldcrest Road
DISTRICT, LAND LOT	7th Civil District, Tax Map 063, a portion of parcel 128.00
OVERLAY DISTRICT	Not Applicable
EXISTING ZONING	PD
Land Use Designation	Industrial
EXISTING USE	Vacant
PROPOSED USE	Future Single and Multifamily

APPLICANT: Darin Karst

REPRESENTATIVE: Chris Alley

INTENT

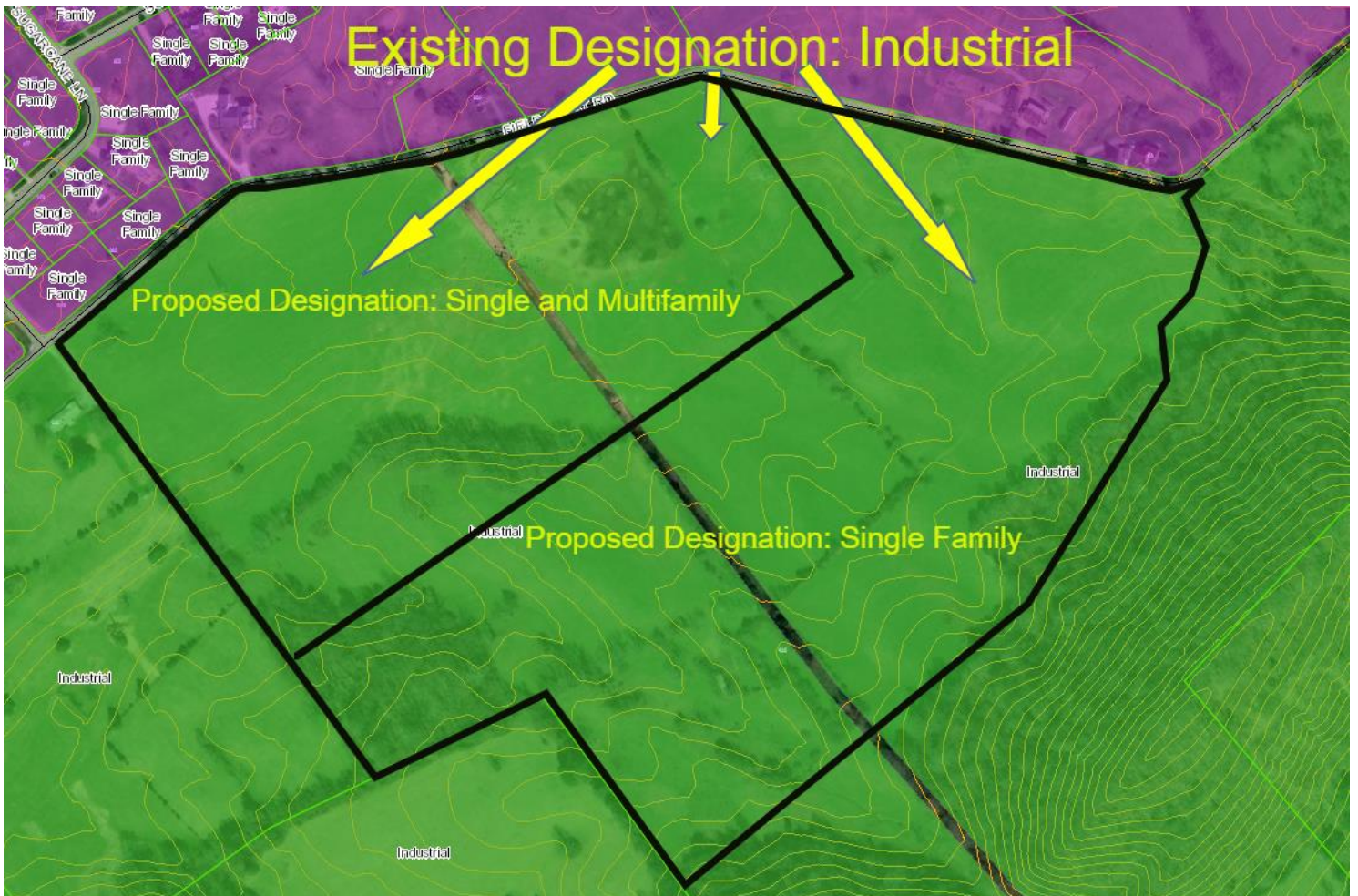
The applicant is requesting to amend the 2030 Future Land Use Plan at the site of the proposed development located at the Fieldcrest Annexation site. The current land use plan designation for this property is Industrial and the applicant is seeking a change to Single and Multi-Family Residential. The property is zoned PD (Planned Development District).

Uses in the PD, Planned Development District, are required to match the designation on the future land use plan. Staff feels that the existing industrial designation for the property is inappropriate at this time due to the need of additional residential units in the community. Subsequently, staff is supportive of the change to single and multifamily residential as described in this report.

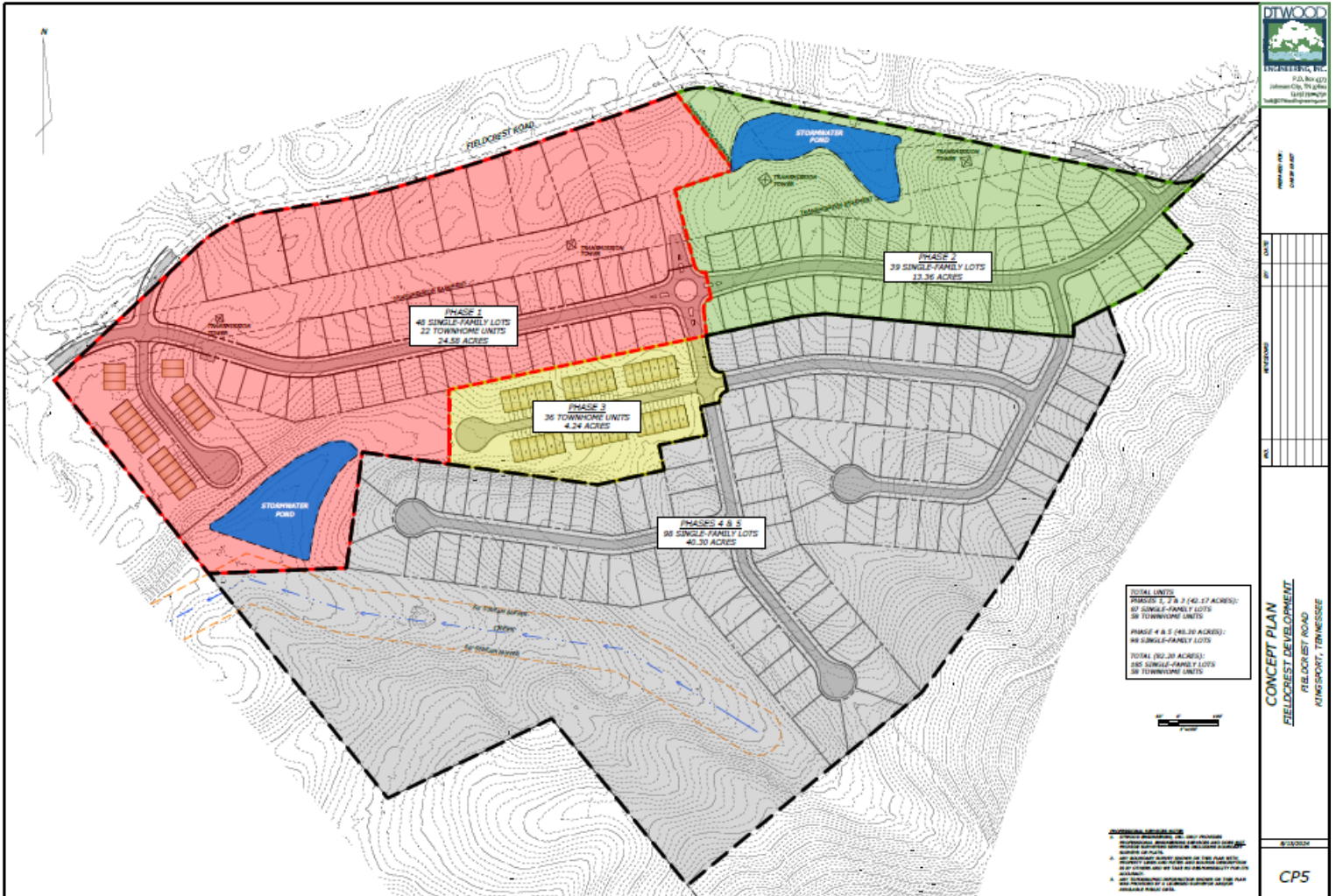
Zoning: PD



2030 Future Land Use Plan (With Proposed Changes)



Submitted Concept Plan for Future Land Use



STAFF ANALYSIS

Staff supports the change from the industrial future land use in for this site and replacing it with single/multifamily and single family designations. When the 2030 Future Land Use Plan was crafted in 2010, its creators envisioned an industrial setting for this area. Fourteen years later, staff believes that the industrial designation for this area is inappropriate due to the need in the area for residential units.

Planning staff are working with Kimley-Horn and Associates to create a new Future Land Use Plan and Comprehensive Plan for the City. Staff anticipates the land use plan being updated within the next year, removing most of the industrial classification in this area to replace it with residential classifications.

CONCLUSION

Staff recommends changing the requested part of the Fieldcrest development area from Industrial to single/multifamily and single family as shown in the graphics contained in this report.