



PLANNING & ZONING STAFF REPORT

MEETING DATE: November 22, 2021

GENERAL INFORMATION

- Petition Number:** TMOD 21-010
- Applicant:** Stonecrest Planning and Zoning Department
- Project Location:** City-Wide
- Proposed amendment:** Amendment to Stonecrest Zoning Ordinance, Chapter 27 to clarify and update the land uses allowed in the industrial zoning districts and those prohibited citywide.

FACTS AND ISSUES:

- There are many uses included in the permitted table that should be universally prohibited and that do not fit the vision for city as outlined the comprehensive plan, such as glue manufacture, paper mills, fat rendering, and explosive manufacturing. This text amendment lists those prohibited uses.
- In addition, there are a number of uses currently allowed in the industrial zoning districts that increase the potential of conflict between industrial and residential uses. This text amendment revises the permitted use table help mitigate those future impacts.

RECOMMENDED ACTION: Based on staff recommendation, the Planning Commission **Recommend Approval** to the City Council of prohibited use list and restrictions on residential uses in industrial areas at their October 5, 2021 meeting.