



PLANNING & ZONING STAFF REPORT

MEETING DATE: March 28, 2022

GENERAL INFORMATION

Petition Number: TMOD-22-002

Applicant: Stonecrest Planning and Zoning Department

Project Location: City-Wide

Proposed amendment: Amendment to Stonecrest Zoning Ordinance, Chapter 27, to 27 to remove light industrial uses from Tier 3 of the Stonecrest Area Overlay.

Facts and Issues:

- The city council has already adopted two text amendments that help to mitigate the potential impacts between residential and industrial land uses, in particular TMOD-21-010 and TMOD-21-011.
 - TMOD-21-010 placed prohibitions on certain heavy industrial activities in the city and removed residential land uses from industrial zones on the permitted land use table
 - TMOD-21-011 which revised the intent and purpose of the industrial zoning districts to discourage the conversion of industrial buildings to residential uses.
- This text modification offers an additional measure to help in this effort to mitigate potential conflicts between residential and industrial uses. This measure is to remove the those uses allowed in the M district from being permitted to develop in Tier 3 of the Stonecrest Area Overlay.

Staff Recommendation: Approval of TMOD-22-002

Previous Actions:

- (1) The Planning Commission heard this item previously on December 7, 2021, as part of TMOD-21-013, and the Planning Commission recommended **Deferral**.
- (2) The City Council heard this item, again as part of TMOD-21-013, on January 24, 2022, and took action to **Defer the item back to the Planning Commission**.



TMOD-22-002

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STONECREST ZONING ORDINANCE UPDATE

Modification of Stonecrest Area Overlay, Tier 3 authorized use list.

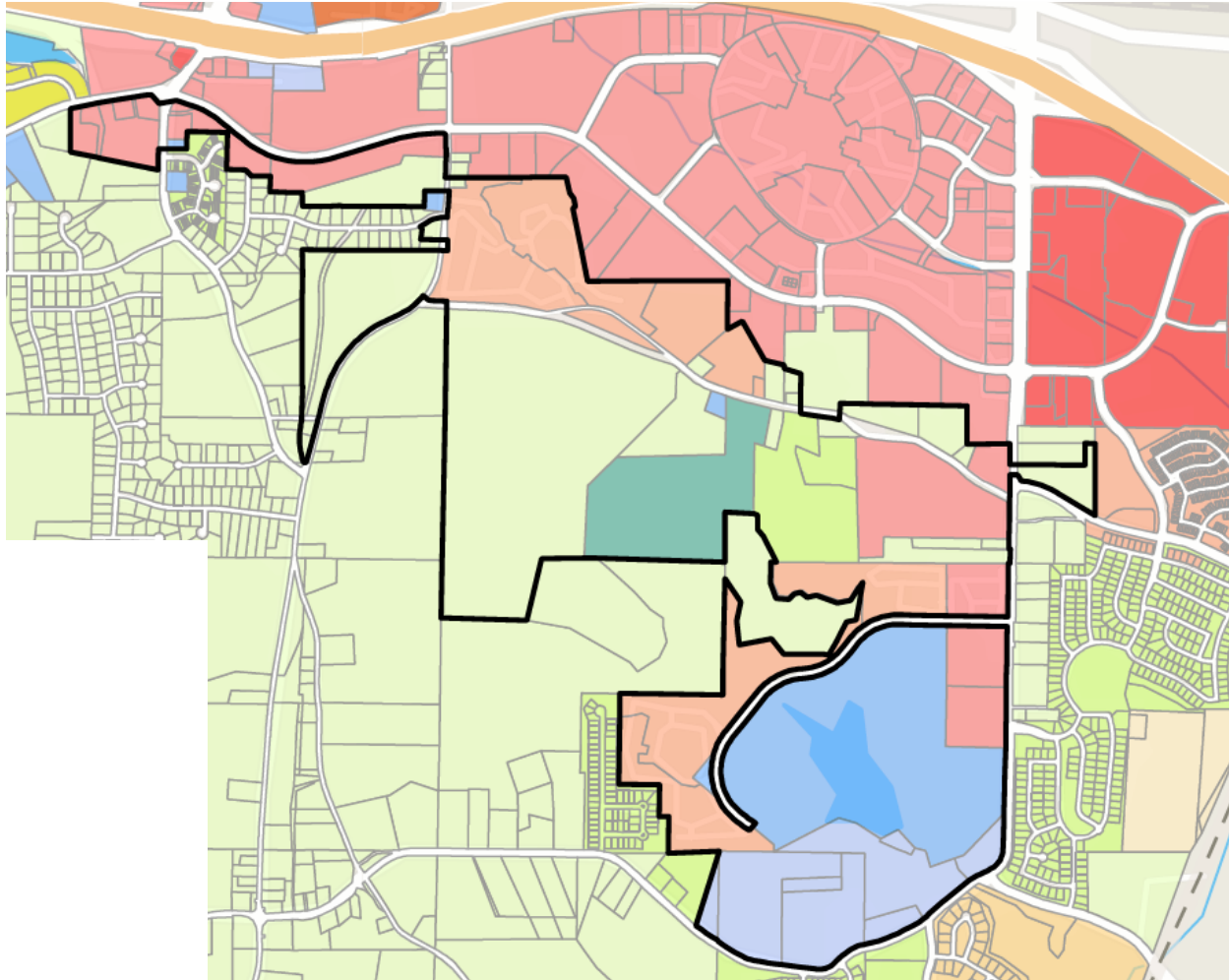
Proposal: Remove light industrial zoning (M) from the list of authorized uses in Tier 3 of the Stonecrest Area Overlay.













Reasons for proposal:

- One potential source of potential conflicts between residential and industrial uses is the permitted use list for Tier 3 of the Stonecrest Area Overlay. Tier 3 is the Low Rise Mixed Use Zone for which Sub-section 3.5.15.A. authorizes all uses allowed in the M – light industrial district to be developed by right, along with all uses allowed in C-1, C-2, O-I, OD, and MR-2, see Section.
- MR-2, Medium Density Residential District, in particular, allows a variety of residential uses, including single family homes, multi-family homes, and townhouses. And several such residential development have been built or proposed under this authorization.
- No industrial uses have yet to be built in Tier 3, despite the allowance to do so, but certainly could, which could cause potential land use conflict due to noise, truck traffic, and emissions. See underlying zoning map for Tier 3 on the following page.

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Stonecrest Area Overlay, Tier 3 and underlying zoning



- | | |
|---|--|
|  C-1 - Local Commercial |  R-100 - Residential Med Lot |
|  C-2 - General Commercial |  R-85 - Residential Med Lot |
|  OIT - Office/Institutional/Transitional |  R-60 - Residential Small Lot |
|  OI - Office/Institutional |  RSM - Small Lot Residential |
|  OD - Office/Distribution |  MR-1 - Med Density Residential |
|  MU-4 - Mixed-Use High Density |  MR-2 - Med Density Residential |



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- The general Overlay Regulations contained in Sec. 3.1.1. also allows any use permitted in the underlying zoning to be built as long as they are not listed as a prohibited use in the Overlay. As the underlying zoning map for Tier 3 shows there are four zoning districts currently within Tier which are not on the authorized district list just described in Sub-section 3.5.15.A. The underlying but non-authorized zoning districts include MR-1, MU-4, RSM, and R-100. It should be noted that no parcels are currently zoned M in Tier 3.

RECOMMENDED TEXT CHANGES: To remove the potential for a land use conflict between residential and industrial land uses. Revise Section 3.5.15 – Low rise mixed use zone (Tier III) of the Stonecrest Area Overlay as shown below in track changes.

Sec. 3.5.15. - Low-rise mixed-use zone (Tier III).

A. Permitted uses and structures. The principal uses of land and structures allowed in the Tier III: Low-Rise Mixed-Use Zone of the Stonecrest Area Overlay District are as provided below:

1. All uses authorized in the C-1 and C-2 (General Commercial) District, O-I (Office Institutional) District, O-D (Office Distribution) District, ~~M (Light Industrial) District~~, and MR-2 (Medium Density Residential) District except those listed in B., below.