



## AGENDA ITEM COMMENTARY

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<b>MEETING NAME:</b>	City Council Meeting
<b>MEETING DATE:</b>	April 1, 2024
<b>ITEM TITLE:</b>	<b>PUBLIC HEARING:</b> Consider and take appropriate action on a zoning change from C-3 to M-1 at BLK AK SEC 25 AB 246 TR NE 12 (1.83 Acres) and SE ¼ of BLK AK SEC 25 AB 246 TR NE9 for a total of 2.35 acres.
<b>STAFF INITIATOR:</b>	Tara Tomlinson, Director of Development Services

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### BACKGROUND:

**This commentary applies to the next two agenda items:**

- 1. Conduct a Public Hearing on a zoning change from C3 to M1.**
- 2. Consider and take appropriate action on approving zoning ordinance C3 to M1.**

MMR Industrial LLC has contacted the City of WolfForth with plans to build an office/warehouse with loading dock height access for a little over 40,000 square feet building. (The speculative build will include about 2,100 SF of office space and 38,610 SF of warehouse space) Since over 50% of the building will have a principal use of warehousing, MMR Industrial LLC is asking for a zoning change from C-3 to M-1. Under city ordinances, “Warehouse and Freight Movement” falls under the Industrial use category for light manufacturing.

Prospective businesses that they are targeting include ones suitable for processing or storing materials that comply with IBC S-2, which means low-hazard storage. The ideal tenant will be able to perform light manufacturing and production, including but not limited to assembly, processing, fabrication, packaging, and movement of goods. The architectural characteristics include a blend of industrial and traditional materials, allowing this building to blend nicely into its C-3 and M-1 surroundings.

On February 29, 2024, 2 letters were mailed to all property owners within a 200’ radius of the property. No responses were received regarding this property.

On March 19, 2024, the P&Z Commission recommended the zoning change from C3 to M1 based on their principal use and designed expectations of future businesses.

### EXHIBITS:

1. P&Z Commentary
2. Notice of Public Hearing
3. Current Zoning Map
4. Wide view of Area
5. Project Description from Architect
6. Use Table-Commercial and Industrial
7. Zoning Application

8. Site Plan
9. List of S-2 low-hazard storage items

**COUNCIL ACTION/STAFF RECOMMENDATION:**

Conduct a public hearing.