

Zoning Request	2821 Leah Avenue
ZC-19-04	



Summary

Request:	Zoning change from Future Development (FD) to Light Industrial (LI)		
Applicant:	Glenn Couch 355 Eastman Park Dr. Ste 200 Windsor, CO 80550	Property Owner:	San Marcos Warehouse, LLC 280 Dames St, Ste 300 Birmingham, MI 48009

Notification

Application:	March 15, 2019	Neighborhood Meeting:	N/A
Published:	March 24, 2019	# of Participants	N/A
Posted:	March 22, 2019	Personal:	March 22, 2019
Response:	None as of date of this report.		

Property Description

Legal Description:	Lot 1A Uniprop Subdivision		
Location:	2821 Leah Ave		
Acreage:	8.1 +/-	PDD/DA/Other:	N/A
Existing Zoning:	Future Development	Proposed Zoning:	Light Industrial
Existing Use:	Warehouse	Proposed Use:	Warehouse
Preferred Scenario:	Employment Center	Proposed Designation:	Employment Center
CONA Neighborhood:	N/A	Sector:	N/A
Utility Capacity:	Adequate	Floodplain:	No
Historic District	N/A		

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	LI	Vacant	Employment Center
South of Property:	HI	Amazon Fulfillment Center	Employment Center
East of Property:	ETJ	Vacant	Employment Center
West of Property:	LI	US Army Facility	Employment Center

Staff Recommendation

☒	Approval as Submitted	☐	Approval with Conditions / Alternate	☐	Denial
Staff: Tory Carpenter, CNU-A		Title : Planner		Date: April 4, 2019	

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History

The subject began the development process while outside of the city limits. The City annexed the property in 2015 at which point the property took the default zoning of Future Development.

The applicant is requesting this zoning change in order to expand the existing PODS storage facility.

Additional Analysis

Comments from Other Departments

Police	No Comment
Fire	No Comment
Public Services	No Comment
Engineering	No Comment

Evaluation			Compatibility of Uses & Density Criteria (Sec.4.1.2.5)
Consistent	Inconsistent	Neutral	
<u>X</u>			Helps prevent the impacts of high density uses on low density areas <i>Heavy Industrial is intended to accommodate a broad range of high impact manufacturing or industrial uses, that by their nature create a nuisance, and which are not property associated with or are not compatible with nearby residential or commercial uses.</i> <i>The property is in close proximity to other industrial zoning districts and uses.</i>
		<u>N/A</u>	Limits changes in neighborhood density categories unless directed by a small area plan or neighborhood character study <i>Studies were not complete at time of request.</i>
	<u>X</u>		Encourages more opportunities for home ownership <i>This zoning district does not allow residential uses.</i>
	<u>X</u>		Ensures a diversity of housing to serve citizens with varying needs and interests <i>This zoning district does not allow residential uses.</i>

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Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan and preferred scenario map <i>This request meets the following Economic Development goals from the Comprehensive Plan:</i> • <i>Goal 3: Develop relationships in emerging markets and industries that generate quality entrepreneurial and employment opportunities.</i> • <i>Goal 4: Create and support a diverse economic environment that is prosperous, efficient and will enhance the lives of residents</i>
		<u>N/A</u>	Whether the proposed zoning map amendment is consistent with any adopted small area plan or neighborhood character study for the area <i>Studies were not complete at time of request.</i>
		<u>N/A</u>	Whether the proposed zoning map amendment is consistent with any applicable development agreement in effect <i>There is no development agreement in effect for this property.</i>
<u>X</u>			Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses shall be appropriate in the immediate area of the land to be reclassified. <i>The area is industrial in nature.</i>
<u>X</u>			Whether the proposed zoning will reinforce the existing or planned character of the area <i>The area is industrial in nature.</i>
<u>X</u>			Whether the site is appropriate for the development allowed in the proposed district <i>The site is appropriate for the development proposed.</i>
		<u>N/A</u>	Whether there are substantial reasons why the property cannot be used according to the existing zoning <i>The current zoning district, Future Development, does not allow the use which is already on the property.</i>
<u>X</u>			Whether there is a need for the proposed use at the proposed location

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<u>X</u>			Whether the City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, public safety, and emergency services, while maintaining sufficient levels of service to existing development
<u>X</u>			Whether the proposed rezoning will have a significant adverse impact on property in the vicinity of the subject property <i>Surrounding property is primarily industrial in nature.</i>
		<u>N/A</u>	For requests to a Neighborhood Density District, whether the proposed amendment complies with the compatibility of uses and density in Section 4.1.2.5 <i>This request is not for a Neighborhood Density District.</i>
<u>X</u>			The impact the proposed amendment has with regard to the natural environment, including the quality and quantity of water and other natural resources, flooding, and wildlife management <i>The majority of the property is located in a low constrained area according to the Land Use Suitability Map.</i>
<u>X</u>			Any other factors which shall substantially affect the public health, safety, morals, or general welfare <i>None noted.</i>