

<ul style="list-style-type: none"> • Goal 5: Preserve and enhance environmental features. <ul style="list-style-type: none"> ○ No mapped sensitive environmental features are identified on the subject tract; the applicant indicates the redevelopment will reduce impervious area and increase vegetation, with detailed stormwater and landscaping review occurring at the TRC/site-plan stage. 	X	
<ul style="list-style-type: none"> • Goal 6: Compliment and capitalize on strategic economic institutions and employment areas. <ul style="list-style-type: none"> ○ The request reinforces an existing Employment Center corridor by supporting reinvestment in a major local employer in proximity to rail and regional highway infrastructure, strengthening the City’s employment base in a planned industrial area. 	X	

2. LAND USE POLICES AND STRATEGIES:

LAND USE POLICES AND STRATEGIES	CONSISTENT	INCONSISTENT
<ul style="list-style-type: none"> • LU-1 (Strategic, infrastructure-served growth) – Directs growth to areas well served by infrastructure and urban services. <ul style="list-style-type: none"> ○ The site lies within a built-out industrial/distribution corridor with existing utilities, roadway capacity, and freight access, rather than requiring leap-frog extensions of service. 	X	
<ul style="list-style-type: none"> • LU-1.6 (Infrastructure concurrent with development) – Require infrastructure to be in place concurrent with development. <ul style="list-style-type: none"> ○ Any utility or transportation upgrades needed to support redevelopment will be addressed through standard TRC and building permit review processes; the site is already on public water and sewer. 	X	
<ul style="list-style-type: none"> • LU-2 (Targeted economic development in Employment/Industrial Areas) – Encourage economic development in designated employment and industrial areas. <ul style="list-style-type: none"> ○ The amendment positions an existing wholesale/distribution use for reinvestment and long-term operation in a designated Employment Center corridor, alongside other LI and CC industrial/commercial uses. 	X	
<ul style="list-style-type: none"> • LU-3 (Redevelopment of strip commercial and underutilized sites) – Encourage redevelopment and reinvestment where services already exist. 	X	

<ul style="list-style-type: none"> ○ Converting a CC-zoned site that functions as an industrial/warehouse operation into LI supports reinvestment in an under-performing commercial designation, better matching the corridor's industrial character and improving site design and aesthetics. 		
<ul style="list-style-type: none"> ● LU-6 (Neighborhood Quality) – Promote buffering, screening, and design transitions where employment areas interface with residential areas. <ul style="list-style-type: none"> ○ LI development standards require screening, landscaping, and increased setbacks where industrial uses adjoin or face residential zoning, which will help mitigate visual and operational impacts toward the SF-6 mobile home estate across Distribution Drive. 	X	

3. Future Land Use Map Consistency

- **Text Consistency:** The proposal aligns with Future Land Use Plan goals and policies that focus on employment-intensive uses, such as warehousing and light industrial operations, within serviced employment corridors and nodes with strong transportation access. **(Consistent)**
- **Map Consistency:** The site lies within the Employment Center (EC) character area on the Future Land Use Map for this corridor, which anticipates office, industrial, warehousing, and other employment-oriented uses served by regional transportation and utilities. Rezoning from CC to LI maintains and reinforces that employment function and does not introduce a new or incompatible land-use type. **(Consistent)**

Reasonableness

The proposed zoning amendment is reasonable and in the public interest because it supports the policies of the Comprehensive Plan as stated above and the City's Strategic Plan, particularly Goal II (Diverse & Viable Economy) and Goal III (City Investment Planning), by strengthening an existing employment corridor and directing reinvestment to a fully serviced industrial node.

It is further reasonable and in the public interest because:

X The size, physical conditions, and other attributes of the proposed use(s) will benefit the surrounding community by allowing the demolition of multiple older buildings and the redevelopment of a 4.21-acre tract into a modernized distribution facility with improved circulation, site design, and landscaping in an appropriate industrial setting.

_____ The amendment includes conditions that limit potential negative impacts on neighboring uses. *Not applicable – this is a straight rezoning to LI; mitigation of any potential impacts will occur through the City's development standards, buffering, and TRC/site-plan review at the time of future permits.*

X The proposed uses address the needs of the area and/or the City by supporting reinvestment in a long-standing local employer, retaining and potentially expanding jobs, and reinforcing the corridor's role as a distribution and light-industrial cluster rather than strip commercial.

 X The proposal adapts the zoning map to reflect current land-use patterns by converting Community Commercial (CC) – which is intended for medium- to high-intensity retail and service uses – to Light Industrial (LI) on a site already operating as a wholesale/distribution facility and bordered by LI-zoned land, thereby reducing zoning/use mismatch along Distribution Drive.

The amendment is also in the public interest because it:

 X Improves consistency with the long-range plan by aligning zoning with the Employment Center (EC) future land use designation and associated policies for this corridor.

 X Improves the tax base by facilitating capital reinvestment and long-term operational stability at a key employment site, with an anticipated neutral-to-positive fiscal impact over time.

 Preserves environmental and/or cultural resources.

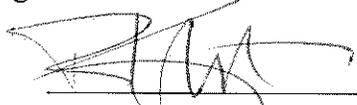
 X Facilitates a desired kind of development by encouraging employment-oriented light-industrial reinvestment in a fully served corridor with rail access, consistent with the City's economic development objectives.

 X Provides a needed employment/industrial area by strengthening an existing cluster of LI-zoned properties and avoiding incremental encroachment of incompatible uses into nearby residential neighborhoods.

Additional comments: Redevelopment is expected to reduce impervious area and increase vegetation relative to the existing development pattern, improving on-site stormwater performance and visual quality along Distribution Drive, subject to detailed design at TRC review.

 January 13, 2026

Date



Chair Signature

 Kevin Hight
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