



City Council Agenda Item Summary Report

Meeting Date: December 17, 2019			
Submitted by: P. Morgan			
Consent	Discussion Only	Public Hearing X	Action/Discussion
Item Title: Hold a public hearing and discuss and consider approval of an Ordinance rezoning 50.541 acres from Agricultural District to Planned Development District with a base zoning of Light Industrial District. The property is located south of U.S. Highway 80 and east of S. Gateway Boulevard.			
Attachments: Ordinance Site Plan Landscape Plan Building Elevations			

Item Summary:

Mr. Jonathan Stites, representing the property owner, requests approval of a rezoning for 50.541 acres of property located south of U.S. Highway 80 and east of S. Gateway Boulevard. The purpose of the rezoning is to establish a planned development district with standards for light industrial development of a distribution center.

Image 1: Location Map



Current Standards:

The 50.541-acre property is currently vacant and undeveloped. The property is zoned within the Agricultural District, but a zoning application has been submitted to rezone the property to a Planned Development. The Goodyear distribution center is located to the west. Agricultural zoned properties border to the north and south.

Rezoning Request:

The requested zoning intends to replace the existing Agricultural zoning with a planned development that would incorporate a base zoning district of Light Industrial. The development standards include distribution center and outside storage, including vehicle storage, as additional approved uses. The concept plan shows the design for a 186,821 square foot warehouse building, with a 13,000 square foot support area and a 26,676 square foot outside rack staging area. The property provides a substantial amount of parking and loading areas. There are parking and staging areas provided for associates, vans and box trucks. The north and south elevations show van loading areas, and the east elevation shows truck delivery bays. A canopy extends on each side of the building to provide van loading areas.

The site provides a direct connection to S. Gateway Boulevard and to Akron Way, extended with this project. The site plan is designed in accordance with the proposed plan development standards, which are being considered with this zoning request. The proposed standards allow for a building height up to 60 feet (site plan shows 48 feet) and allow for open storage up to 40 percent of the total lot area.

The landscaping plan does provide the required quantity of trees, and some plantings have been relocated to other areas of the property separate from the parking and storage areas. The proposed building materials (tilt wall and metal) do comply with State requirements for exterior construction materials.

Proposed signage areas are designed in accordance with the proposed planned development standards.

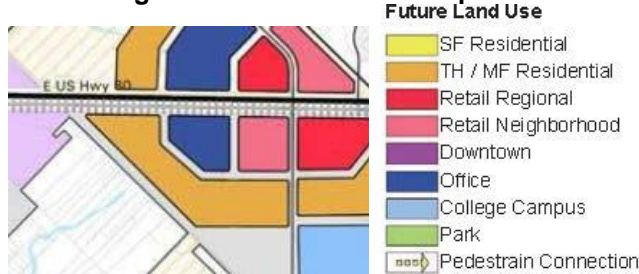
Notification of the zoning request was published in the Forney Messenger Newspaper and was mailed to adjacent property owners. Staff has not received any public response.

Comprehensive Plan:

The future land use map, provided within the 2016 Comprehensive Plan, identifies the property as being split between retail regional and townhome/multi-family residential. The future land use map is provided to assist with zoning consideration but is not legally binding.

Direction	Existing Use	Existing Zoning	Future Land Use Map
Subject Property	Vacant	AG	Retail/TH-MF Residential
North	Vacant	AG	Retail
South	Vacant	AG	TH/MF Residential
East	Vacant	AG	TH/MF Residential
West	Goodyear distribution	PD	Retail/TH-MF Residential

Image 2: Future Land Use Map Details



Recommendation:

On December 2, 2019, the Planning and Zoning Commission unanimously recommended approval.