

Zone Change Project Statement for

Springs Waste on Drennan Road

An Equipment Maintenance Facility & Office Building

February 2016

The project statement has three components. They are as follows:

1. A clear description of the proposed zone change,
2. A justification based on the review criteria why the proposed zone change should be approved, and
3. An issue list stating how each of the pre-application issues, as communicated to the applicant/owner by the reviewing planner has been addressed.

Item 1 – Proposed Zone Change

There are three platted lots whose addresses from west to east are 3640 (lot 1), 3720 (lot 2) & 3760 (lot 3) Drennan Road which are the subject of this zone change request. The combined area of these lots is 10.7+/- acres. The lots are currently vacant with natural grass cover vegetation and assorted trees dotted throughout the property. The proposed zone change will include all three lots. It is proposed to change the zoning of these three lots from C6 General Business to M1 Light Industrial.

It should be noted that a waiver of replat for utility easements running along the interior lot line boundaries between lots 1, 2 & 3 were vacated per a document recorded at reception number 211078097 on 8/12/2011. The waiver of replat was approved by City Planning on 8/3/2011 under planning number AR WR 10-00232. According to note 3 of the Waiver of Replat document, 'The existing 5' utility easements are to be vacated by separate instrument at the Development Plan stage'.

Item 2 – Justification for Zone Change

The current zoning for this property is C6 which is for general business. A General Business zone is used to accommodate general commercial uses that are typically high volume traffic generators and usually dependent on more than the immediate neighborhood for their market area.

It is proposed to change the zoning to M1 which is light industrial which will be more compatible with the proposed use of the property. M1 zones accommodate light industrial uses and commercial uses that are complementary and compatible to the industrial uses.

Since this project calls for a vehicle maintenance facility on lots 2 & 3 with associated office space now and a future office building proposed for lot 1, the M1 seems to be a more suitable choice of zoning for this site. Zoning for properties that surround this site are as follows:

- | | | |
|-------|---|--|
| North | - | Concrete Drainage Channel, City property |
| North | - | PUD/AO |

Northwest	-	PIP2/AO
West	-	M1/AO
Southwest	-	M1/AO/CU
South	-	Drennan Road R/W
South of lot 1	-	M1/AO/CU
South of lot 2	-	M1/AO
South of lot 3	-	M1/AO
Southeast of lot 3	-	C6/AO
East	-	Boychuck Ave. R/W

With the exception of 3 private properties and the City-owned Rights-of-Way and a drainage channel, all of the surrounding properties have the requested M1 zoning designation. This and the proposed use for the property justifies the re-zoning request to an M1 zone.

Item 3 – List of Issues

The list of issues for this project are as follows:

- Mitigation of noise/visual impacts –
It is proposed to use a landscape berm, landscaping and an opaque wall to minimize this issue.
- Curb & Gutter for Drennan Road frontage-
It is proposed to install curb & gutter along the existing north side pavement edge from where it currently terminates to the west end of the lot 1 frontage.