

Comprehensive Plan Issues

Character Area: Industrial Activity Center

Description: Area used in manufacturing, wholesale trade, distribution activities, assembly, and processing activities. Uses may or may not generate excessive noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics..

Development Strategy: Development or, where possible, retrofitting should occur as part of planned industrial parks having adequate water, sewer, storm-water, and transportation infrastructure for all component uses at build-out. Incorporate landscaping and site design to soften or shield views of buildings and parking lots, loading docks, etc. Incorporate signage and lighting guidelines to enhance quality of development. Also incorporate measures to mitigate impacts of external impacts on the adjacent built or natural environments. Encourage greater mix of uses such as retail and services to serve industry employees to reduce automobile reliance/use on site.

Goals and Policies:

GOAL 2: ECONOMIC DEVELOPMENT – To support a growing and balanced economy that bolsters the community’s position as a regional economic engine offering high-wage jobs, by ensuring a high-level of workforce adequacy.

Objective 2.3.2 – Encourage quality growth of economic engines without unnecessary impact on surrounding natural and built environments.

GOAL 6: COMMUNITY FACILITIES – To ensure the provision of infrastructure, community facilities, and public services that support efficient growth and development patterns.

Objective 6.1.2 – Locate industrial growth in existing or planned industrial parks where appropriate infrastructure is available.

GOAL 7: LAND USE – To ensure the community’s anticipated growth occurs in a well-integrated yet organized fashion, which protects our community resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development.

POLICY 7.5 – Available land shall be utilized in the most efficient manner while focusing on redevelopment of land where feasible.

Conditional Use Review Criteria

The following criteria shall be applied in evaluating and deciding any application for a Conditional Use Permit. No application for a Conditional Use Permit shall be granted by the City Council unless satisfactory provisions and arrangements have been made concerning each of the following criteria, all of which are applicable to each application:

(1) Is the proposed use consistent with the requirements of the zoning district in which it is located, including required parking, loading areas, setbacks and transitional buffers?	
<i>Applicant:</i>	The proposed use will be located within the Westside Business Park which is managed by adopted Park covenants of the VLCDA. The proposed use will meet all requirements of the zoning district, including required parking, loading areas, setbacks, and transitional buffers..
<i>Staff:</i>	Yes, all standard development requirements of M-1 zoning will be followed.
(2) Is the proposed use compatible with the land uses on adjacent properties, including the size, scale and massing of buildings?	
<i>Applicant:</i>	There are currently two (2) other developed properties located within Westside Business Park along with the proposed use. All are similar in size with both of them focusing on distribution and one on food processing. There are an additional parcels in the business park which are currently greenfield space.
<i>Staff:</i>	Yes. Although technically classified as a higher level of industrial (manufacturing), the proposed use is generally consistent with other uses of the Westside Business Park.
(3) Is the ingress and egress to the subject property, and all proposed buildings, structures and uses thereon adequate? Are the public streets providing access to the subject site adequate to safely handle the traffic generated by the proposed use?	