

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 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.

GOAL 8: INTERGOVERNMENTAL COORDINATION – To encourage coordination of planning efforts with other local service providers and authorities, neighboring communities and state and regional planning agencies..

Standards for the Exercise of Zoning Power (Review Criteria)

In reviewing and making a decision on a rezoning request, the City staff, Planning Commission and City Council shall consider the following standards. The proposed responses to these standards by the applicant and staff are listed below.

(1) Whether a proposed rezoning will permit a range of uses that are suitable, in view of the use and development of adjacent and nearby property.	
Applicant:	Yes.
Staff:	Yes. The proposed use is compatible with the adjacent dominating industrial patterns.
(2) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.	
Applicant:	No. The proposed rezoning will not adversely affect the existing use(s) or usability of the adjacent ore nearby property.
Staff:	No significant adverse impacts; as this property is planned to become part of a large buffer.
(3) Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.	
Applicant:	The property is currently zoned as residential-agricultural with a mobile home currently on the property. The previous owner will remove the mobile home from the property by August 2025. A more reasonable economic use is to blend this parcel with the surrounding industrial property..
Staff:	No. With growing and adjacent developing industrial sites to the north, the subject property is no longer suitable for continued residential use, and the existing residential zoning is non-compliant with the existing Character Area of the Comp Plan’s “Future Development Map.”

Attachment: VA-2024-19 City Council attachments (3856 : Gipc Va-2024-19)