

7. Justification

This underused land is proposed for infill/redevelopment. This rezoning to utilize currently vacant land inside the city center (increasing density) is appropriate because the property is within 1300 feet of the line Infill and Redevelopment limits and because the general concept of increased density is desired by the Comp. Plan.

The 1315 contractor's space has had materials warehoused continually since 1976 and the 1307 address has had warehouse space since 1952 according to city planning records, including an expansion in 1995. 1315 was originally home to the Stantec engineering offices before the space was outgrown and the office moved to the rear adjoiner, facing Forbes. Both the 1315 and 1307 property were part of the predecessor to Stantec, Fuller Mossbarger (FMSM) beginning in 1977. Both addresses would have stored materials and supplies as they were part of the same business. The existing Neighborhood Business (B-1) zoning is inappropriate since this property has been used continually for business and storage since 1976 and the adjoining B-4 property since 1952. The chain of users for this property have had warehouse uses for a long history.

A market demand exists for warehouse space of the 10'x10' unit configuration. The additional warehouse spaces are aimed at both residential and professional contractor use. From city staff suggestion, the configuration design has been proposed as a rear lot with access easements in two places which will make for easy in and out access. Staff also suggested the split zoning was the more ideal configuration, which is how the proposed request is submitted.

This zone change is appropriate since it is requested to provide expanded warehouse space which is not possible under the existing zone. Rezoning this new lot from B-1 to B-4 is consistent with the surrounding land uses which are office, parking lot, warehouse, and car repair.

This approval will require certification of a related ZDP.

The items requested are:

1. Zoning change from B-1 to B-4
2. Zoning Development Plan approval