
ORDINANCE NO. O-1213-44

ITEM NO. 9

STAFF REPORT

GENERAL INFORMATION

APPLICANT	2601 Venture, L.L.C.
REQUESTED ACTION	Rezoning to I-2, Heavy Industrial District
EXISTING ZONING	I-1, Light Industrial District
SURROUNDING ZONING	North: I-1, Light Industrial and C-2, General Commercial East: I-1, Light Industrial South: I-1, Light Industrial West: I-1, Light Industrial
LOCATION	2601 Venture Drive
SIZE	2.87 acres
PURPOSE	Variety of Industrial, Office, Recreational and Commercially related uses
EXISTING LAND USE	Industrial and Office
SURROUNDING LAND USE	North: Office East: Church South: Office and Industrial West: Office
LAND USE PLAN DESIGNATION	Industrial

SYNOPSIS: The applicant has submitted a request to rezone an existing property from I-1, Light Industrial District to I-2, Heavy Industrial District. The 2025 Land Use and Transportation Plan has designated this property for Industrial use.

ANALYSIS: The applicant has submitted this rezoning request with the objective of obtaining a more flexible zoning for their property. The property was previously used by a company that made and repaired oil field bits; at that time they were able to utilize the entire building. As the market changed the need for the total area of the facility diminished. The applicant would like to have the ability to lease to a variety of uses. As outlined in their submittal the design of this facility can accommodate users that cannot locate in a typical commercial strip

mall. Under the current zoning, I-1, Light Industrial District, the uses permitted are specifically restricted to those listed in that section. In this case, I-1, Light Industrial District, does not allow for the uses of facilities for recreational uses. However, under the requested zoning of I-2, Heavy Industrial District, the code specifically states "Property and buildings in an I-2, Heavy Industrial District, may be used for any use except as qualified below." (See attached copy of I-2, Heavy Industrial District for restrictions.)

OTHER ALTERNATIVES/ISSUES:

- **IMPACTS** There are no expected impacts from this property on adjacent properties. The proposed uses for this site are in line with the existing uses on properties in the area.
- **ACCESS** The ingress/egress is already in place on the south side of the lot, accessing Venture Drive.
- **SITE PLAN** The existing site plan is not expected to change at this time. However, the applicant has expressed the need to expand the existing parking lot if this rezoning is approved. With the ability to expand some of the uses the applicant will need to expand the parking area. The applicant has been advised of the permits needed to expand the parking lot should they move forward with the project.

OTHER AGENCY COMMENTS:

- **PARK BOARD** The lot is already platted. Parkland dedication is not required for industrial uses.
- **PUBLIC WORKS** As previously stated above the tract is already platted, eliminating the requirement for Public Works review and processing. However, should the applicant decide to move forward with the expansion of the parking lot there will be specific requirements needing to be addressed with Public Works; i.e., additional drainage with the new impervious area.

STAFF RECOMMENDATION: Given the changing market demands and development patterns it is easy to see the necessity to reconsider the uses permitted on a specific site. The Land Use and Transportation Plan designation is Industrial so the underlying land use will not change with this zoning request. In addition, this request is not eliminating an industrially designated area. This request is considered "up zoning" to allow the permitted uses within the facility to expand, assisting the owners to rent out vacant spaces.

Staff supports this rezoning request and recommends approval of Ordinance 1213-44.