

Business Park Zoning District Zoning Ordinance Text Amendment



City Council
September 25, 2023

Background



BUSINESS PARK ZONING DISTRICT

- Zoning Ordinance regulates (1999)
- Amendments for general welfare, health, safety
- Current development trends
- Available zoning districts (Commercial/Industrial)
- Feedback from community
 - Proper location
 - Appropriate development standards
 - More options to develop



Direction to Staff

BUSINESS PARK ZONING DISTRICT

- Direction from Council
 - Create 'business park' zoning district
 - Support certain commercial / employment uses
 - See building fronts, not dock doors
 - Internalized courts (no cross-dock facilities)
 - Appropriate within transitional areas & within proximity to residential
- Worked with outside counsel to create new zoning district
- Business Park (BPD) – Article 3-3 (Commercial Districts)
 - Purpose
 - Permitted Uses
 - Development standards



Purpose & Intended Locations

BUSINESS PARK ZONING DISTRICT

- Mix of business and employment uses
 - Attractive environment
 - Campus-like setting with open space
 - Loading docks, equipment & storage within internalized courts
 - Compatible with existing development
-
- Adjacent to arterial or non-residential collector or rail line
 - Near existing/proposed employment
 - Transitional areas between commercial & industrial
 - Residential, with buffers & context-sensitive design

District Standards



BUSINESS PARK ZONING DISTRICT

- Internalized courts for loading docks, service bays, bay/roll-up doors
- Screened storage
- Above ground equipment within internalized courts
- Open space (5%) – visible, pedestrian focus/connected, shaded
- Buildings face street
- Increase of minimum buffer from 15 feet to 40 feet (residential)
- Max building height – 56 feet
- Increased setback next to residential for taller buildings

Intended Design



BUSINESS PARK ZONING DISTRICT



Public Review



BUSINESS PARK ZONING DISTRICT

- Amendments – Public Hearing process
- Notification for public hearings (legal notice)
- Notice to Developer Forum
- Website – Current Development Applications
- No opposition to date



Staff Findings & Recommendation

BUSINESS PARK ZONING DISTRICT

- Promotes direction from City Council
- Provides additional opportunity for certain commercial/employment uses
- Promotes implementation of the General Plan
- Promote the general health, safety & welfare the citizens and the public
- P&Z Commission Sept 13 – No opposition
- Staff & Commission recommend approval

