

Citrus & Indian School Industrial

Rezone from C-2 (General Commercial)
to I-1 (Light Industrial)

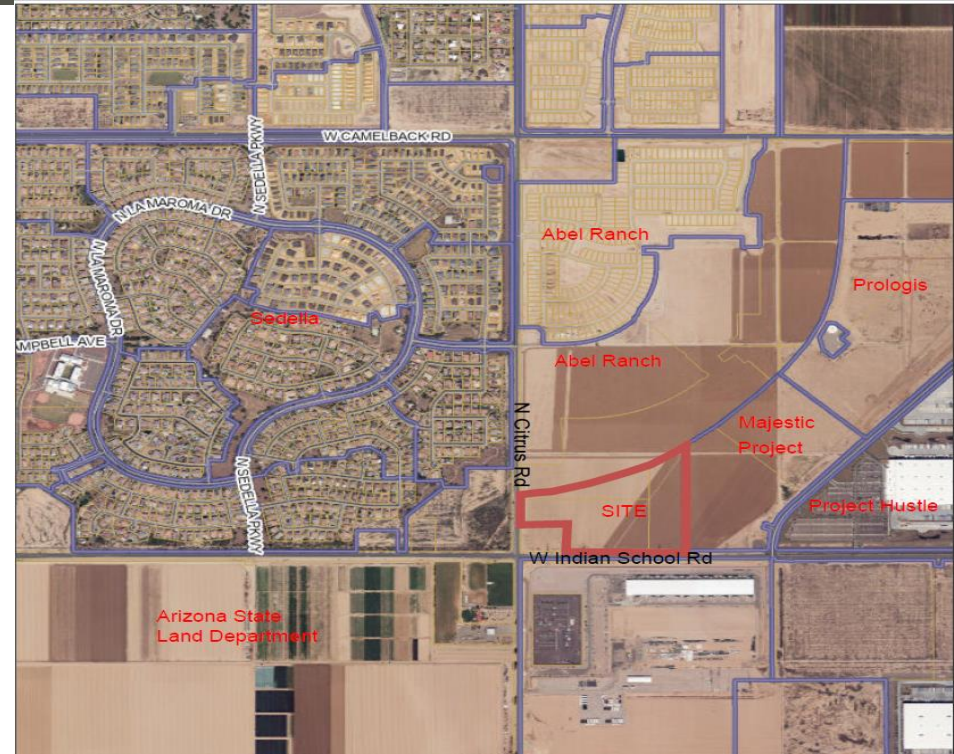


Location



CITRUS & INDIAN SCHOOL REZONE

- 32 acres NEC of Citrus & Indian School Roads
 - N – FP approved Abel Ranch R1-6 SF
 - S – I-1 zoned Microsoft data centers & APS substation
 - E – Two-building industrial park in for permitting
 - W – C-2 zoned parcel in Sedella PAD
- Site accessed via Citrus & Indian School





Background & Previous Actions

CITRUS & INDIAN SCHOOL REZONE

- Business & Commerce Land Use – provides areas for growth & development of city's economic base
- Luke Compatible Land Use Overlay – encourages industrial land uses

November 2007 – Part of 41-acre rezone from AG & PAD to C-2

- Rezone was for the planned Abel Ranch Mercado
- Property remains undeveloped

Current Request



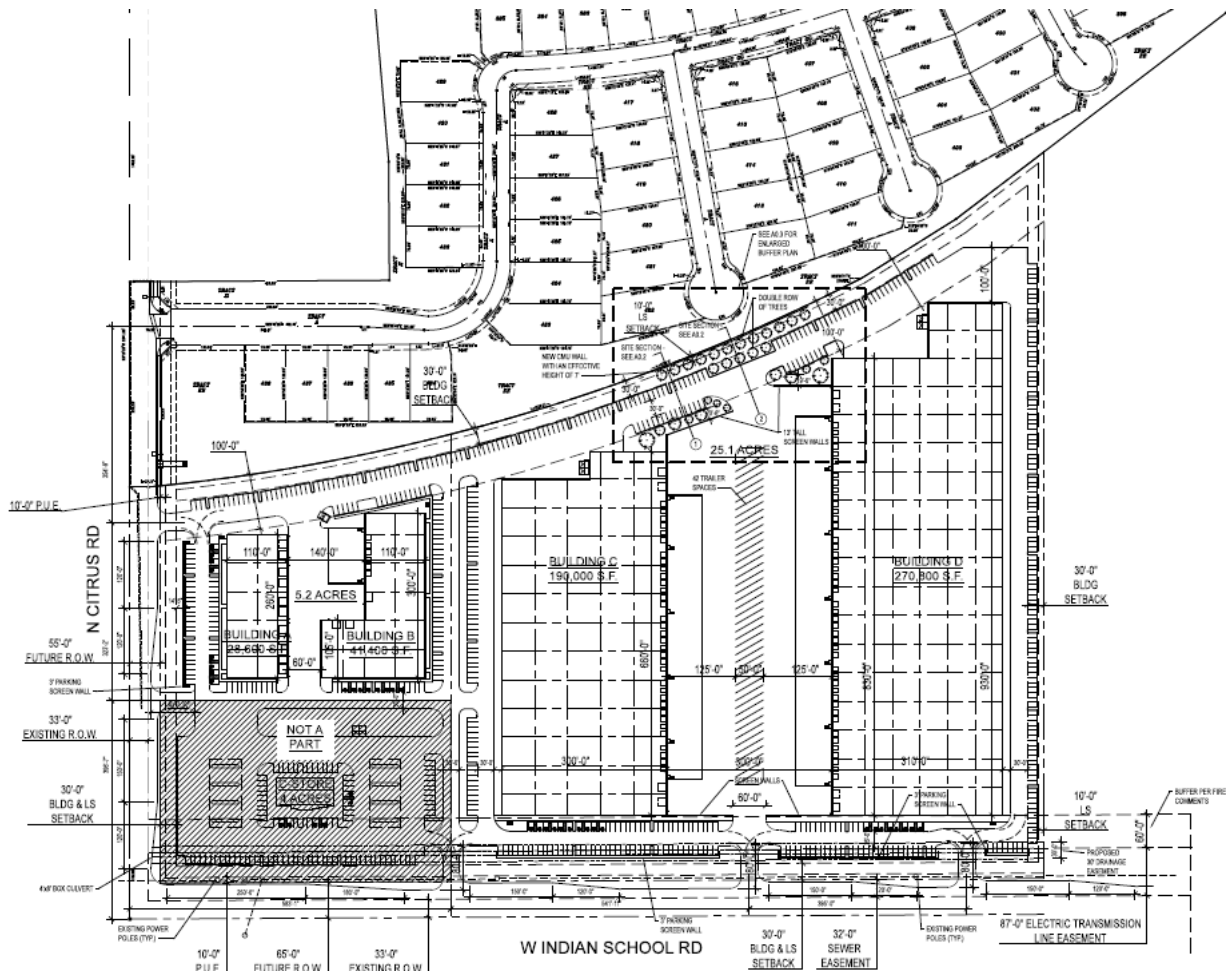
CITRUS & INDIAN SCHOOL REZONE

Rezone 32 of 41 acres from C-2 to I-1, Light Industrial

- 9 acres remain C-2

To facilitate development of a commercial center and business park

- Conceptual site plan depicts:
 - 4 buildings ranging from approximately 29K to 271k SF
 - Maximum allowed height 50 feet per I-1 standards
 - A N-S alignment of the buildings with internalized truck courts
 - No truck courts facing adjacent properties or ROW
 - A 2-way drive aisle along Abel Ranch property line for vehicular parking, also allowing for secondary truck access



Staff Review

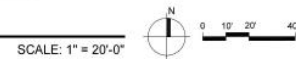


CITRUS & INDIAN SCHOOL REZONE

- Possibility of one large building
 - Stipulated to a minimum of 3 buildings
 - No one building larger than the largest shown on conceptual SP (270,800 SF)
- Noise from truck courts reaching Abel Ranch
 - Stipulated to 6 additional sections of double trees on north side of drive aisle adjacent to Abel Ranch
 - Conceptual SP shows 13' high building wing walls at north end of 1 truck court
 - Stipulated to an additional 13' wing wall at north end of smaller truck court
 - Stipulated to wing walls to matching materials & colors of buildings
- Trucks parking on drive aisle adjacent to Abel Ranch
 - Stipulated to no trucks or empty trailers parked anywhere outside of truck courts



ENLARGED BUFFER PLAN



Elevations Inspiration Board





Public Participation Process

CITRUS & INDIAN SCHOOL REZONE

- Notice of Application
 - Postcards to owners w/in 500', Sedella HOA & Meritage (Abel Ranch)
 - 3 emails & 2 digital posts against; none in favor
 - Points of opposition: loss of commercial zoning, overbuilding of industrial, decrease in home values, increased traffic, noise & lights
- Notice of Public Hearings
 - Legal Ad, Postcard, Property posted
 - To date, 2 emails in favor (1 previously against)
 - Cited compliance with the General Plan



Staff Findings & Recommendation

CITRUS & INDIAN SCHOOL REZONE

- Meets Zoning Ordinance criteria for a rezone
- Consistent with General Plan Business & Commerce Land Use
- Consistent with the Luke Compatible Land Use Overlay
- Recommended stipulations allow for compatibility between I-1 & SF
- Planning and Zoning Commission recommends approval subject to the stipulations in Draft Ordinance 2023-1588

