

**Logistics 85 / El Cidro BET Rail
Rezoning
23-200-00005**



Location



NWC OF S. COTTON LANE AND W. MC-85

1/4 mile west of Cotton Lane on the north side of MC-85/.

Across from the South Cotton Goodyear Warehouses

Future Loop 303 is to the west of this site.



Location



NWC OF S. COTTON LANE AND W. MC-85

- Zoned PAD (Planned Area Development) with Commercial uses.
- 26.4 acre site
- Site is currently vacant.



Request



NWC OF S. COTTON LANE AND W. MC-85

- Rezoning from PAD / Commercial to I-2 (General Industrial) with PAD Overlay.



Request



NWC OF S. COTTON LANE AND W. MC-85

Table 1. PAD Development Standards

Development Standards	I-2 General Industrial Park	Logistics 85 PAD
Minimum Site Area	5 acres	5 acres
Lot Width	300 ft	300 ft
Lot Depth	400 ft	400 ft
Maximum Building Coverage	50%	50%
Maximum Height	50 ft	50 ft
Minimum Setbacks		
Front	50 ft	<u>30 ft</u>
Side	30 ft	30 ft
Rear	50 ft	<u>20 ft</u>
Street Side	30 ft	30 ft
Landscape Buffer (<i>Article 5-1-4-B-3-b</i>)		
Adjacent to single-family	25 ft	<u>25 ft*</u>
Maximum Loading, Delivery, Roll-up/Dock Doors, and Service and Wash Bays Fronting onto a Public Street (<i>Article 3-4-3-B-8-b</i>)	50%	<u>85%</u>

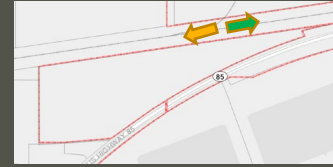
* Designated fire access lanes shall be allowed within a landscape buffer, and which are exempt from planting requirements where located.

Existing Site

NWC OF S. COTTON LANE AND W. MC-85



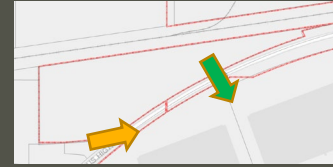
Existing Site



NWC OF S. COTTON LANE AND W. MC-85



Existing Site



NWC OF S. COTTON LANE AND W. MC-85



Existing Site

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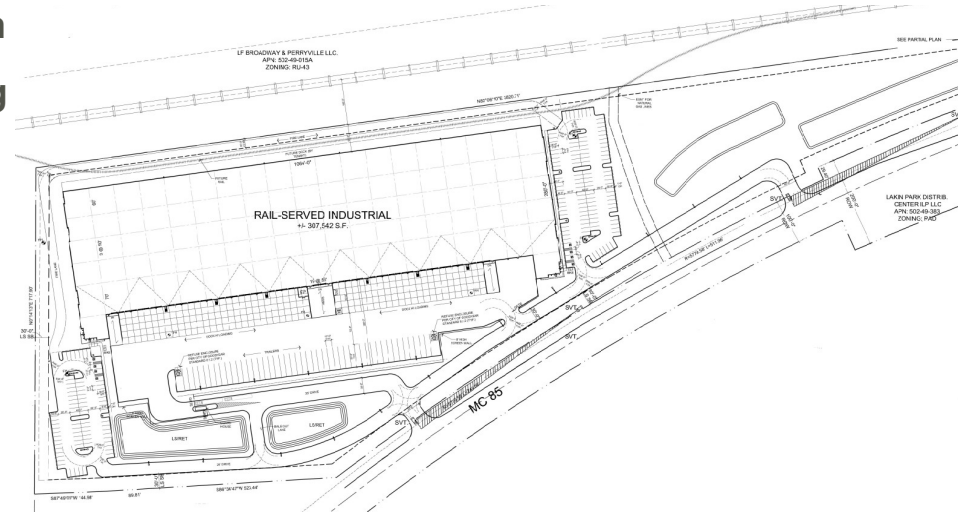


Site



NWC OF S. COTTON LANE AND W. MC-85

- Proposed building is a 307,542 square foot industrial warehouse with rail access on the north side, and loading docks to the south side fronting MC-85.
- Site improvements include a 2 new entrances on MC-85, paved parking, parking lot and loading dock screening, rail loading dock and railroad siding, landscaping, sidewalks, monument sign and trash enclosures.



SEE PARTIAL PLAN

LAKIN PARK, DIST. B.
CENTER ILP LLC
APN: 502-49-383
ZONING: PAD

MC 85

S87°49'05"W 44.98'

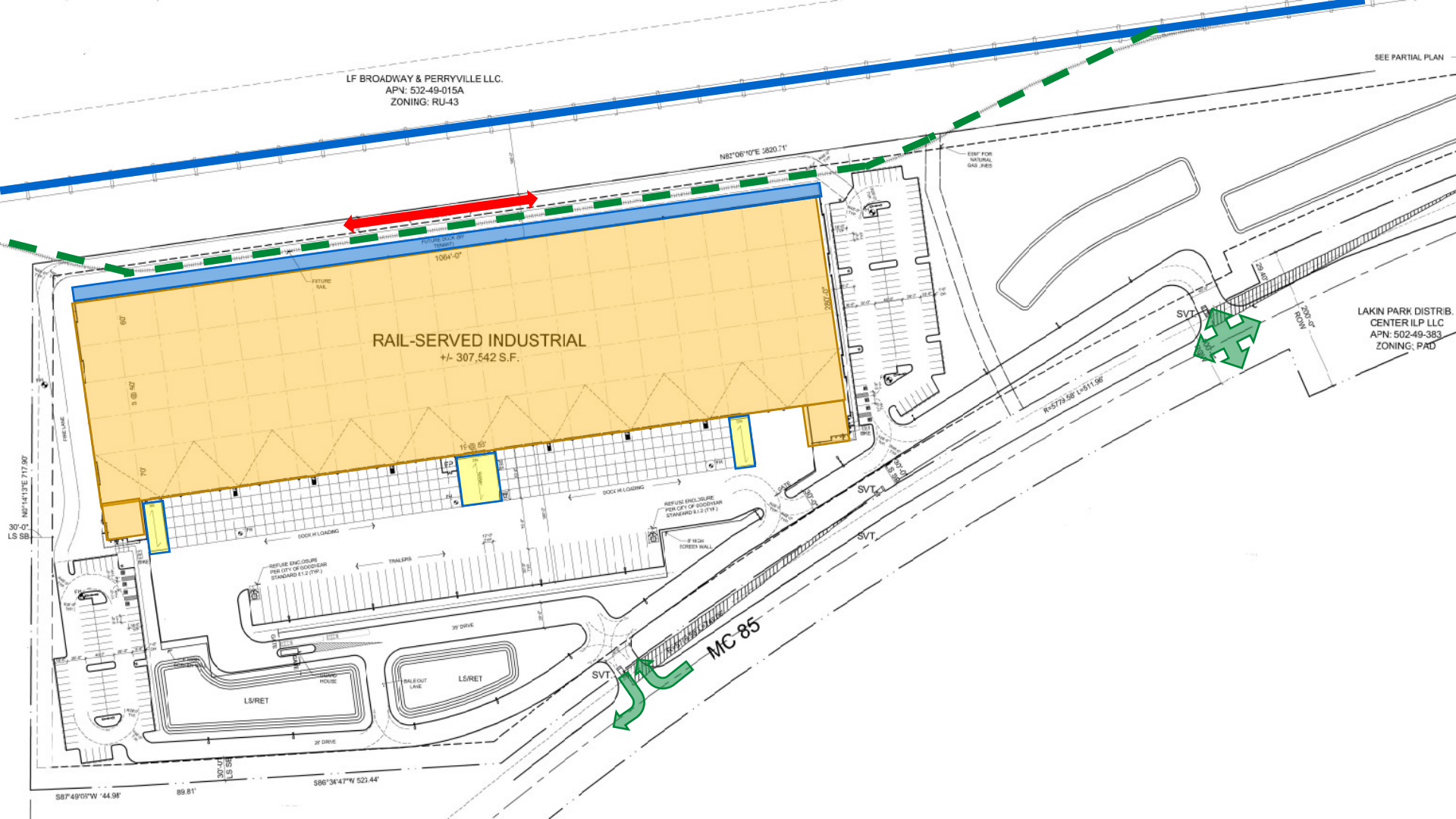
LF BROADWAY & PERRYVILLE LLC.
APN: 532-49-015A
ZONING: RU-43

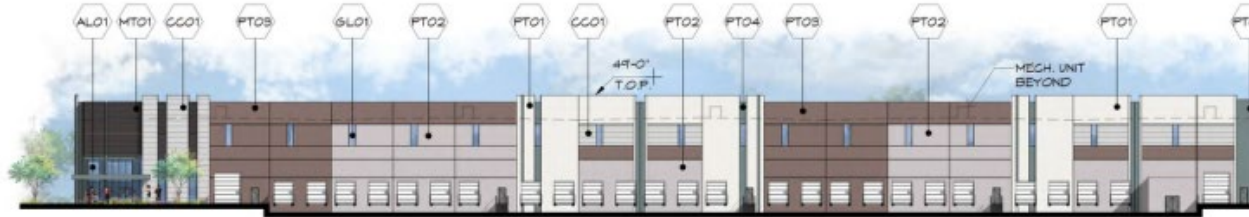
SEE PARTIAL PLAN

RAIL-SERVED INDUSTRIAL
+/- 307,542 S.F.

LAKIN PARK DISTR.B.
CENTER ILP LLC
APN: 502-49-383
ZONING: PAD

MC-85





1 SOUTH ELEVATION
SCALE: 1" = 40'-0"



Front Elevation



2

EAST ELEVATION

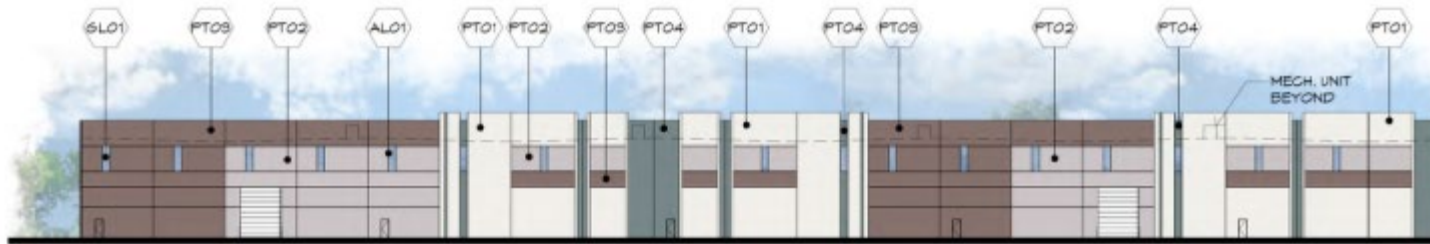
SCALE: 1" = 40'-0"



3

WEST ELEVATION

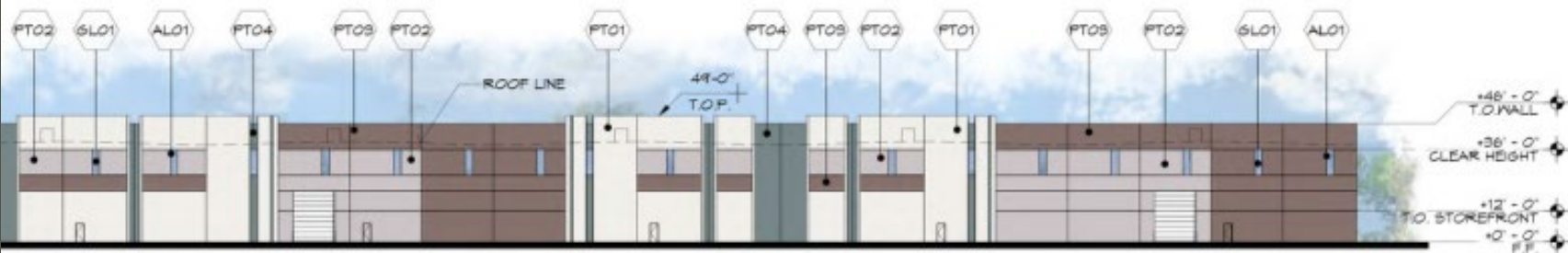
SCALE: 1" = 40'-0"



4

NORTH ELEVATION

SCALE: 1" = 40'-0"







Public Participation

OUTREACH

1. Alternative citizen review process utilized. Postcard mailed to all properties within 500 feet.
2. Development Map updated
3. Newspaper ads, signs prominently posted and mailings for public hearing

No comments received on this case to date.

Amendments to the Zoning Map evaluation criteria



ZONING ORDINANCE SECTION 1-3-1

1. Is the project consistent with the goals, objectives, policies and future land use map of the City's General Plan.
2. Suitability of the subject properties physical and natural features for the uses permitted under the proposed zoning district.
3. Compatibility of all potential uses allowed under the proposed zoning district.
4. Consistency with the other land uses within the immediate area.

Amendments to the Zoning Map evaluation criteria



ZONING ORDINANCE SECTION 1-3-1

5. Demand for the types of uses permitted in the proposed zoning district in related to the amount of land currently zoned and available to accommodate the demand.
6. Demands for services such as water, water treatment, streets, bridges, schools and emergency services.
7. Potential adverse fiscal impacts that will result from providing services not in proximity to where existing public services are provided.

Amendments to the Zoning Map evaluation criteria



ZONING ORDINANCE SECTION 1-3-1

8. General Public's Concerns.

9. Whether the amendment promotes orderly growth and development.

10. Any other factors related to the impact of the amendment on the general health, safety and welfare of the citizens of the City and general public.

Planning Commission



DECEMBER 6, 2023

- Planning Commission meeting held on December 6, 2023.
- Staff gave presentation, and answered questions related to the deleted landscaping requirement on the north side of the building.
- There were no public comments during the meeting.
- Commission voted 5-0 to send a recommendation for approval to the Council.

Recommendation



APPROVAL SUBJECT TO PLANNING COMMISSION STIPULATIONS

- Application complies with city requirements.

