

5.06: Consider Work Plan for Highway 10 South Small Area Plan

Presentation

Community Development Director Gladhill presented the Staff Report stating this case was originally prepared for the November 6, 2014 Planning Commission meeting and was brought back for full board consideration. The purpose of the case was to consider a small area land use planning exercise similar to that used for the 167/47 Retail Node, Future Business Park, and Old Municipal Center. He discussed the proposed Study Area in further detail with the Commission and recommended approval of the work plan for a small area planning exercise.

Commission Business

Commissioner VanScoy understood there was another business park was located adjacent to this site. He questioned how the Armstrong Interchange would impact this area. Community Development Director Gladhill commented the area was previously zoned residential. However, the City has a need for future business and industrial growth, which shifted the residential to another area. He explained that this node would be developed to handle the Armstrong Interchange and a future river crossing.

Commissioner Nosan asked if the City had a need for additional office and warehouse property. Community Development Director Gladhill reported there was a need as the City has exhausted its current business, office and warehouse space.

Motion by Commissioner Bauer, seconded by Commissioner Nosan, to recommend the City Council approve a work plan for a small area planning exercise as outlined by staff.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, Nosan, Maul, and VanScoy. Voting No: None. Absent: Commissioner Brauer.