

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: January 16, 2019

ACTION REQUESTED: Z-18-02 - A request to rezone approximately 89.80 acres located located at approximately 3700 East and Landfill Road, from the current Open Space (OS) zoning designation to a proposed Heavy Industrial (I-2) zoning designation.

APPLICANT: Plumb Holdings SG LLC

OWNER: Same as above

ENGINEER: Bush and Gudgell Inc.

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval to the City Council

Background

The applicant is requesting approval to change the zoning of approximately 89.80 acres, located at approximately 3700 East and Landfill Road. The requested change is from the current zoning of Open Space (OS) to the proposed Heavy Industrial (I-2) zoning designation. The (I-2) request is for the purpose of developing the parcel into a future industrial development.

The General Plan Land Use Designations for this location is the Industrial (I). The Industrial designation allows for zoning districts of I-1 and I-2 (light and heavy industrial respectively). The surrounding zoning to this parcel is Open Space to the south and east, I-2 to the west and County zoning to the north.

Staff has reviewed the requested zone change and finds it to conform to the General Plan and the Zoning Ordinance.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-19-02, for the zone change request from Open Space (OS) to the proposed Heavy Industrial (I-2) zoning designation (as shown in the attached exhibit), to the City Council, based on the following findings.

Findings

1. That the requested zoning conforms to the intent of the land use designation of the General Plan.
2. The the utilities that will be necessary for this type of development will be readily accessible to the site.