

TEXT AMENDMENT #: PCT100215

APPLICANT: Blueprint 2000

TEXT / POLICY I.D.: Land Use Element, Policy 2.2.5

CITY X COUNTY X

DATE: January 27, 2010

STAFF RECOMMENDATION: Staff recommends approval. (D.L.)

A. SUMMARY:

This proposed amendment modifies Land Use Element Policy 2.2.5 (Suburban Intensity Guidelines) to allow offices as a principal use in the Light Industrial Development Pattern.

B. REASONS FOR RECOMMENDATION FOR APPROVAL:

1. The intent of the Suburban category is to permit single use or mixed-use development, and carry over entitlements provided in the former Mixed Use B category. Offices were allowed as a principal use under the Light Industrial Development Pattern for the former Mixed Use B category. Former Policy 1.7.10 (implementing development patterns for former Mixed Use category) included “office” rather than “ancillary office” as an allowable use for the Light Industrial Development Pattern.
2. The proposed amendment would also make the Light Industrial Development Pattern for Suburban internally consistent with Land Use Policies 1.7.8 and 1.7.9, which establish the Light Industrial Development Pattern for Bradfordville Mixed Use.

C. EXISTING POLICY:

Policy 2.2.5: [L]
Suburban Intensity Guidelines *(Effective 3/14/07)*

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Development Patterns	Allowed Land Uses	Gross Residential Density	Non-Res Intensity	Percentage Mix of Uses
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Business Park	Office, Residential and Commercial,	Up to 16 units/acre	20,000 sq ft/acre	5-10%
Light Industrial	Ancillary Office, Commercial up to 10,000 sq ft per business, Light Industrial, Recreation, Light & Heavy Infrastructure, Community Service & Post Secondary Schools	1 unit / development	20,000 sq ft /acre ⁽⁹⁾	

D. PROPOSED POLICY:

Policy 2.2.5: [L]
Suburban Intensity Guidelines (Effective 3/14/07)

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Business Park	Office, Residential and Commercial,	Up to 16 units/acre	20,000 sq ft/acre	5-10%
Light Industrial	Ancillary Office, Commercial up to 10,000 sq ft per business, Light Industrial, Recreation, Light & Heavy Infrastructure, Community Service & Post Secondary Schools, and ancillary residential	1 unit / development	20,000 sq ft /acre ⁽⁹⁾	

E. APPLICANT’S REASON FOR THE AMENDMENT:

The applicant has indicated that the policy as adopted creates a problem for Suburban acreage that has already urbanized with development corresponding to the Light Industrial Development Pattern. Office uses are allowed only as an ancillary use and therefore existing buildings within a Light Industrial Development Pattern cannot be converted to office uses.

F. STAFF ANALYSIS:

Background

Comprehensive Plan reform regarding the former Mixed Use land use category was conducted during 2001-2006, culminating in Amendments 2006-2-T-009 and 2006-2-M-010, which parsed over 31,000 acres of former Mixed Use acreage to more distinct land use categories, and placed approximately 27% of former Mixed Use acreage into the Suburban future land use category as the successor to Mixed Use B. This change clearly recognized the suburban development pattern that exists within much of the City and County.

Purpose of proposed amendment

This amendment would resolve an unintentional irregularity carried over from the Comprehensive Plan reform project. The former Mixed Use category allowed offices as a principal use in the Light Industrial Development Pattern.

No Code changes were made following the Comprehensive Plan reform project regarding “ancillary offices” for the Light Industrial Development Pattern. City and County land development regulations currently implement the Light Industrial Development Pattern only through the M-1 zoning district. M-1 zoning allows “non-medical offices and services, including business and government offices and services” as a principal use. Therefore the proposed amendment would bring into line the intent of the Suburban future land use category with the implementing Light Industrial Development Pattern as carried out by M-1 zoning.

Consistency with the Comprehensive Plan

The intent of the Suburban land use category is to permit single use or mixed-use development, and carry over entitlements provided in the former Mixed Use B category. Offices were allowed as a principal use under the Light Industrial Development Pattern for the former Mixed Use B category. Former Policy 1.7.10 (implementing development patterns for former Mixed Use category) included “office” rather than “ancillary office” as an allowable use for the Light Industrial Development Pattern.

The proposed amendment would also make the Light Industrial Development Pattern for Suburban internally consistent with Land Use Policies 1.7.8 and 1.7.9, which establish the Light Industrial Development Pattern for Bradfordville Mixed Use.

G. CONCLUSION:

Based on the above data and analysis, Planning Department staff recommends approval of the amendment request for the following reasons:

1. The intent of the Suburban category is to permit single use or mixed-use development, and carry over entitlements provided in the former Mixed Use B category. Offices were allowed as a principal use under the Light Industrial Development Pattern for the former Mixed Use B category. Former Policy 1.7.10 (implementing development patterns for former Mixed Use category) included “office” rather than “ancillary office” as an allowable use for the Light Industrial Development Pattern.
2. The proposed amendment would also make the Light Industrial Development Pattern for Suburban internally consistent with Land Use Policies 1.7.8 and 1.7.9, which establish the Light Industrial Development Pattern for Bradfordville Mixed Use.