

MINUTES OF THE ZONING COMMITTEE
Thursday, June 11, 2015 - 3:30 p.m.
City Council Chambers, 3rd Floor
City Hall and Court House
15 West Kellogg Boulevard

PRESENT: Edgerton, Merrigan, Nelson, Padilla, Reveal, Wencil, and Wickiser
ABSENT: Makarios (excused)
STAFF: Jamie Radel, Samantha Langer, Allan Torstenson, and Peter Warner

New Plan Learning - 15-033-859 - Rezone from VP Vehicular Parking, I1 Light Industrial and I2 General Industrial to T1 Traditional Neighborhood, 169 Jenks Ave, east of Agate between Lawson and Case

The meeting was chaired by Commissioner Nelson. He noted that this case was laid over at the May 28, 2015, Zoning Committee meeting to allow staff time to gather additional information regarding the site.

The public hearing was closed at the previous meeting.

Jamie Radel presented additional information in the modified staff report that was requested by the Committee; including bus parking and bus loading, setbacks, and how this use affected access to the park. The recommendation of approval remains the same. She noted that they Committee also received a site plan, existing conditions site plan, and bus radius study to show how they can turn out of the southern parking lot. She explained the access to the park. There is an easement to the east of Jenks that connects Jenks to Trillium Nature Preserve. That easement is there in perpetuity. The rezoning will have no impact on whether or not there will be access into Trillium. She discussed the issue related to setbacks. The I and T zoning districts would both have a 6 foot setback requirement. It doesn't impact the new building especially related to the park and other buildings. In regards to the bus parking and loading, she explained that the previous CUP is only for the properties that are currently zoned I2. The whole site did not need a CUP, and they could have used a portion of the site for a school without obtaining a one. There was no condition at that point in time on the CUP related to bus loading. They were reusing the existing building and parking lots and no conditions were placed on that approval. The CUP stated that the school needed to develop consistency with the plan submitted to the City. The City requested that they take a look at bus loading issues and see if the southern parking lot could potentially serve as a bus staging area to take the buses off of Agate Street. Based on their analysis a bus could get in and out of that facility, and there was potential to stack busses on Jenks Street. This issue is really a site plan issue rather than a rezoning issue. They had previous discussions with Public Works to find an appropriate staging area for the busses. The improvements included that boarding and off boarding should occur along Agate Street, north and south of Jenks. They also wanted curb cuts removed, and curbs and bus pads added. None of this has been done at this point.

Chair Nelson stated that one of the questions the Committee had was with regard to the setback requirements for an I zoned property, and that it had to be a certain distance from residential areas. It appeared that the setback requirements would remain the same for both a T and I zoned property, and they were questioning if a rezoning was needed.

Ms. Radel explained that they were rezoning because a T district is actually more consistent

with the Comprehensive Plan than the I districts that are currently there. It provides for a transition from residential uses to the north and west of the property down to the southern more intense industrial uses.

Commissioner Elizabeth Reveal moved approval of the rezoning. Commissioner Barbara Wencil seconded the motion.

Commissioner Wencil stated she went to look at the site, and it reinforced the fact that the school is in an appropriate place, and the kind of change that they are requesting is not out of keeping with what the area is currently. She doesn't believe the change will have too much impact the sanctuary.

Commissioner Edgerton stated he also went to look at the site, and in seeing the size and nature of the site, it does make sense to switch it to Traditional Neighborhood. He wouldn't mind it remaining Industrial, but the rezoning in this case does make sense.

The motion passed by a vote of 7-0-0.

Adopted Yeas - 7 Nays - 0 Abstained - 0

Drafted by:

Submitted by:

Approved by:

Samantha Langer
Recording Secretary

Jamie Radel
Zoning Section

Gaius Nelson
Chair