

MEMO

DATE: October 1, 2021

TO: Planning Commission Members

FROM: Patrick R. Zenner, Development Services Manager

RE: M-BP and IG Permitted Use Revisions – Follow up

At the September 23, 2021, work session, the Commission and staff re-engaged in discussion of possible revisions to the M-BP and IG zoning districts. This discussion was in response to a request presented by several member of the commercial real estate community as a means of enhancing economic development and business recruitment opportunities. The proposed revisions discussed included the possible expansion of use within the M-BP district as well as the potential elimination of the M-BP district in its entirety.

During its discussion, Commissioners and staff cited the several uses that may be potential IG additions to the M-BP district; however, also noted that there was very limited distinction between certain “non-industrial” uses within both the M-C and IG districts bringing into question the value of the M-BP district and the possibility of consolidation and redistribution of its uses into either the M-C or IG districts. Staff indicated that such an action was possible; however, cautioned that the M-BP district was intended to serve a unique purpose apart from standard M-C or IG development and was not an uncommon classification within most jurisdictions.

Commissioner’s acknowledged staff concern; however, desired to further investigate the acreage and location of M-BP zoning related to the other zoning classifications as a means of determining what, if any, impact converting the M-BP zoned areas to M-C or IG may be created. Given this expressed desire, staff has prepared the attached city-wide zoning map identifying where the M-C and IG parcels are located as well as the current M-BP districts. Additionally, to provide a sense of scale of the zoned areas within the City’s corporate limits, an updated zoning district acreage table (attached) has also been prepared.

These attached documents along with the September 23 comparative analysis table of the M-C, M-BP, and IG zoning districts permitted uses will be the focus of the upcoming work session discussion. The desired outcome of the work session is to identify what, if any, uses changes may be most appropriate within the three zoning classifications and if retention of the M-BP district is needed or if it should be considered for consolidation with its uses being redistribution into either the M-C or IG districts.

Staff looks forward to our upcoming meeting. Should you have questions, please contact me.

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