

ITEM #:	<u>35</u>
DATE:	<u>06-23-26</u>
DEPT:	<u>P&amp;H</u>

## COUNCIL ACTION FORM

**SUBJECT: REQUEST TO INITIATE PLAN 2040 LAND USE DESIGNATION  
AMENDMENT FOR 300 AIRPORT ROAD**

### **BACKGROUND:**

City Council received a letter dated May 4 from Ron McMillen asking Council initiate a land use amendment process for a 14-acre property that was previously developed with an industrial building, but is currently designated as commercial and zoned for commercial use. The owner believes the site is best suited for reuse of the existing building by another industrial user since the prior tenant (Danfoss) relocated to another facility. The site is located between Lowe's and the Airport at 300 Airport Road. See Land Use Map excerpt below.

The site has been designated commercial and zoned Highway Oriented Commercial (HOC) for over 25 years. The prior use of the site by Danfoss was considered legal nonconforming as a warehouse facility. Continued use of the site as a warehouse is permitted as a nonconforming use. If the site is not reoccupied within 12 months with another nonconforming use, then only conforming use would be permitted. The owner believes the current building would be difficult to re-tenant as a commercial building and is best suited for industrial.

**The 300 Airport Road site has traditionally been used for industrial purposes and is situated in a location that has limited retail commercial visibility. If the land use designation was changed to Employment, the site's zoning district could be either Planned Industrial or General Industrial. Either zoning district would likely meet the goals of the owner for reuse of the building, but GI has more permissive development standards and a broader range of use options than PI.**

It should be noted that GI zoning does allow for commercial uses whereas PI does not. PI is more focused on large scale sites for office, manufacturing, and warehouse uses has large setbacks requirements compared to GI. Details on potential industrial uses could be addressed in more detail with a future rezoning, including potentially a Master Plan to control for specific site improvements or uses.

### **ALTERNATIVES:**

1. Initiate a Plan 2040 Minor Amendment process for the owner to apply for a land use change to Employment and require a concurrent rezoning application with a master plan to describe the types of intended uses for the property (one step process).
2. Initiate a Plan 2040 Minor Amendment process for the owner to apply for a land use change to Employment and defer a rezoning application process until the Plan 2040 amendment is resolved (two-step process).

3. Defer the request until a later time or for more information.
4. Take no action and decline the request.

**CITY MANAGER'S RECOMMENDED ACTION:**

**Staff believes that, due to the history of the use of the site as industrial, accommodating reuse of the existing facility with a change to industrial uses would likely not be detrimental to the City's land use plans for this area or for broader commercial needs of the City.**

**If the site was vacant or expected to be redeveloped in the near term, then potentially a commercial use would be better option for the site as a neighboring site to other big box and commercial uses in the area. However, this is not the case as represented by the owner.**

**PI zoning is generally the more compatible zoning district with this type of area compared to GI zoning. With commercial development essentially surrounding the site, staff believes a rezoning with master plan is a better choice than traditional straight zoning in order to understand the planned reuse of the site. Therefore, it is the recommendation of the City Manager the City Council adopt Alternative #1.**

**ATTACHMENT(S):**

[300 Airport Land Use Map.pdf](#)

[R. McMillen - Land Use Amendment \(1\).pdf](#)