

CITY PLANNING DEPARTMENT



Memorandum – Ordinance Recommendation

To: City Plan Commission
From: Kenneth R. Kirkland MPA, MRP, AICP; Asst. City Planning Director
Date: April 3, 2024
RE: Ordinance #2-24-03 – “20 Goddard Drive”
Proposed Amendment – Zoning Ordinance

Proposal:

The Proposal amends §17.08.020(A) (the Zoning Map) of the Zoning Ordinance by changing the zoning designation of the property located at 20 Goddard Drive, designated as Lot 39 on Assessor’s Plat 13, from M-2 (General Industry) to M-2 (General Industry) with Conditions.

Planning Analysis:

The Ordinance proposes, in addition to the underlying uses for the M-2 designation, an additional set of uses and associated performance standards that would be utilized during a future redevelopment of the site. The additional uses include:

1. large-scale retail sales establishment with the following ancillary (accessory) uses:
 - a. Motor vehicle repair and service establishment, light, which may include tire retail sales and installation services;
 - b. fuel station, full-service, referenced as a “members only fueling facility;”
 - c. outdoor retail;
 - d. kiosk, freestanding exterior;
2. Motor and recreational vehicle and watercraft sales;
3. commercial recreation; and,
4. motel / hotel.

Performance standards controlling site development are as follows:

1. Parking: No minimum space requirement, but layout and circulation shall be designed in accordance with contemporary best management practices, (BMPs) and may include provisions for EV charging, compact vehicles, pedestrian safety, and multi-modal amenities and shall be reviewed / peer reviewed, and approved by the Development Plan Review Committee, (DPRC) and the City Plan Commission.
2. Landscaping: No minimum landscaping square footage requirement but shall be installed on-site to the greatest extent practicable. Landscape Plans, prepared by a Registered Landscape Architect and designed in accordance with contemporary best management practices, (BMPs) shall be reviewed / peer reviewed (if deemed necessary), and approved by the Development Plan Review Committee, (DPRC) and the City Plan Commission.
3. Signage: Total shall not exceed 1,300 sq. ft. Signage type, (wall, canopy, directional, etc.) may be utilized for maximum efficiency and design for the proposed use(s).

- a. Pylon: One (1) free-standing pylon, not to exceed seventy-five (75) feet in height, and no more than two-hundred sixty (260), square feet of area, (one-hundred thirty (130) square feet per face).
 - b. Free-standing: One (1) free-standing sign in accordance with the dimensional standards and requirements of the C-5 zoning district.
4. Signage may utilize LED illumination in accordance with contemporary best management practices, (BMPs), illumination during non-business hours is strictly prohibited.
 5. Signage shall be reviewed and approved by the Development Plan Review Committee, (DPRC) and the City Plan Commission.

This Proposal is in conjunction with Ordinance 2-24-02, (Amendment to the Comprehensive Plan) who's Staff Report has a detailed discussion regarding the site's unique characteristics as surplus property, (former Men's Prison) that adds complexity and difficulty to successful redevelopment. In short, this Proposal, in conjunction with the Comprehensive Plan Amendment, enables successful redevelopment of a parcel of land that can provide commercial tax revenue for the City, where no such revenue was generated historically.

At the time of the drafting of this Report, no tenant(s) has/have been identified for this property; however, this detail is not necessarily required at this stage of review. This is the initial step in the redevelopment process, and any necessary improvements that may be required as tenant(s) are identified can be addressed in later stages of review.

Findings of Fact:

In accordance with §17.120.030 of the Zoning Ordinance:

Comprehensive Plan Analysis

§17.120.030(A) requires that the City Plan Commission include, as part of its recommendation to the City Council; a statement on the general consistency of the proposal with the Comprehensive Plan.

The Comprehensive Plan speaks to mitigating non-residential impacts on adjacent properties through regulation and design, (LUP-2.6 and EDP-5.1); expanding the tax base by constructing properly designed and sited commercial and industrial structures, (EDG-3) in areas that are suitable for those structures, (EDP-3.1) or actively redeveloping existing sites, (EDP-4.1) that are underutilized. (EDG-4); which overall, enhance the existing development process, (EDG-9 and EDP-9.1)

Based on the above, Staff finds that Ordinance 2-24-03 is consistent with the Comprehensive Plan.

Zoning Ordinance Analysis

§17.120.030(B) requires that the City Plan Commission include, as part of its recommendation to the City Council; a demonstration of recognition and consideration of each of the applicable purposes of the Zoning Ordinance.

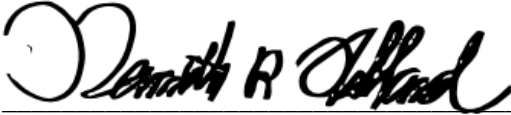
The Proposal offers area-appropriate avenues of redevelopment, (providing for a range of uses and intensities of use appropriate to the character of the city and reflecting current and expected future needs) which are additional to the existing development methods, (providing for orderly growth and development) in a manner consistent with the Comprehensive Plan, (Promoting implementation of the Comprehensive Plan), all of which retain a degree of oversight and regulatory review, (providing for efficient review of development proposals, to clarify and expedite the zoning approval process) which itself promotes the public health, safety, morals, and general welfare of the City.

Staff finds that the Proposal adequately addresses the appropriate purposes detailed in §17.04.010.

Recommendation:

In accordance with RIGL § 45-24-52 and §17.120.030 of the Zoning Ordinance, Staff finds this Amendment generally consistent with the goals and purposes of the Comprehensive Plan and is compatible with the general purposes of the Zoning Ordinance. Staff therefore recommends that the City Plan Commission adopt the Findings of Fact documented above and forward a **POSITIVE RECOMMENDATION** on the Application to the City Council.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Kenneth R. Kirkland", written over a horizontal line.

Kenneth R. Kirkland, MPA, MRP, AICP
Assistant City Planning Director

Cc: City Planning Director
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