

Memorandum



To: Planning Commission Members
CC: City Council Members and applicable City Staff
From: Marcus Baker, City Planner
Date: 9/11/2009
Re: Brook Valley Business Park – Zoning Map Amendment

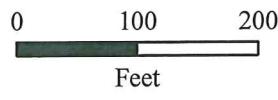
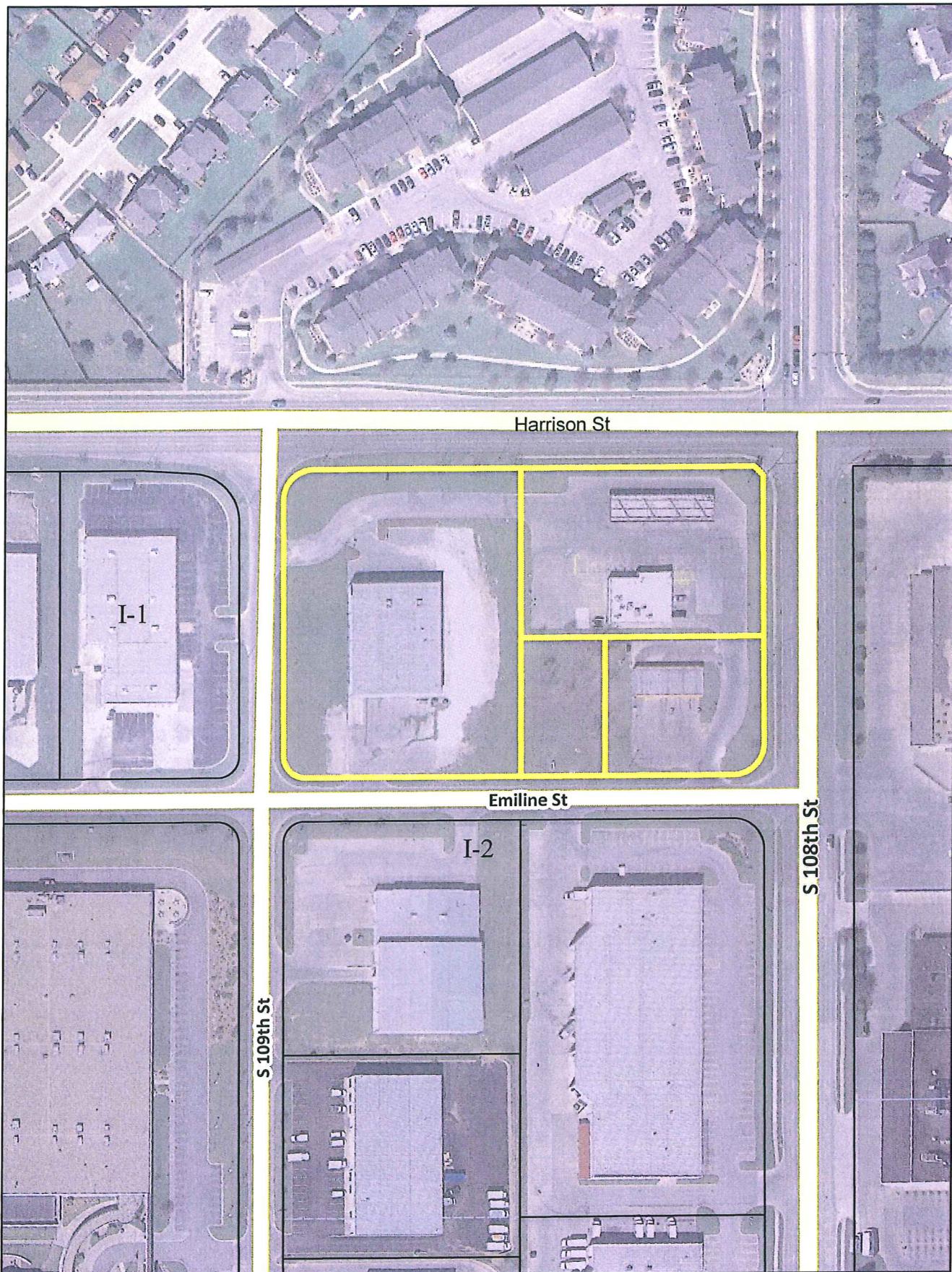
Agenda Item 4D: **Zoning map amendment for Lot 1 and Lot 2 of Brook Valley Business Park Replat 2 together with Lot 12 and Lot 13B of Brook Valley Business Park from I-2, Heavy Industrial to I-1, Light Industrial**

The attached vicinity map shows the subject parcels highlighted in yellow. All of these parcels are currently zoned I-2, Heavy Industrial; however, all other parcels in Brook Valley Business Park that have frontage to Harrison Street are zoned I-1, Light Industrial. City staff would like the zoning along Harrison Street to be consistent within this subdivision; it is also preferred that I-1, Light Industrial zoning be the prevailing zoning district along Harrison Street.

The zoning map amendment to the subject parcels would still support the existing uses and businesses, so no non-conforming uses or structures would be created by this change from I-2, Heavy Industrial to I-1, Light Industrial.

Staff Recommendation Item 4D: Recommend approval of the zoning map amendment for Lot 1 and Lot 2 of Brook Valley Business Park Replat 2 together with Lot 12 and Lot 13B of Brook Valley Business Park from I-2, Heavy Industrial to I-1, Light Industrial.

Vicinity Map



Legend

- Parcels**
- Brook Valley Business Park Subject Parcels**