Memorandum

To: Planning Commission Members

From: The Development Department

CC: Clerk of Council, City Departments

Date: July 31, 2015

Re: Staff Report for Prologis – Method of Zoning Change (R-2, SD-3 & SD-4 to IND-1)

Item #2 – Prologis – Method of Zoning Change (R-2, SD-3 & SD-4 to IND-1)
(PID # 201506230040)

Application:	Method of Zoning Change
Location:	North terminus of Southpark Place / West side of Marlane Drive
Applicant:	Donald Plank
Current Zoning:	R-2, SD-3 & SD-4
Proposed Zoning:	IND-1
Current Use:	Vacant
Proposed Use:	Industrial Facility

Relevant Code Section(s):

- 1139.03   Method of Zoning Change; Reversion of Zoning Classification

Project Summary:

The applicant is proposing to rezone three parcels south and west of Marlane Drive and at the terminus of Southpark Place from R-2 (Single-Family Residential), SD-3 (Recreational) and SD-4 (Miscellaneous) to IND-1 (Light Industry). The property is currently owned by NABC Real Estate; however the site is proposed to be developed by Prologis, L.P. The properties are currently vacant with the exception of five communication towers on parcel 040-004148. The area to be rezoned is bordered to the west by a multi-family residential development zoned PUD-R (Farmbrook Village Condos), to the north by single-family residential homes across Marlane Drive in Jackson Township, and to the east by a 5-acre property zoned R-1 and the I-270/I-71 interchange. Properties to the south of the site are zoned IND-1 (part of the Southpark Industrial Park) and SD-3 (City-owned wooded reserve space).

Staff feels the proposed rezoning is appropriate based on the proximity of other parcels zoned for industrial development and its location at the terminus of Southpark Place.

Recommendation(s):

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the rezoning as submitted.