

Plan Commission Report

Agenda Item: Discussion, Direction, and Possible Action Regarding a Preconference for Property Located along Storrs Lake Road
Meeting Date: October 25, 2022
Presenter: Al Hulick, City Administrator
Department: City Hall

Conformance with Strategic Plan:

- Affordability & Financial Stability
- Safe, Inclusive, Welcoming Community
- Diverse Opportunities for Fun and Life-Long Learning
- High Performing Organization with Professional Staff
- Environment for Business Success with Thoughtful Growth and Development

Summary

Chuck Powell has requested guidance from the Plan Commission regarding a proposed development along Storrs Lake Road.

Analysis and Key Issues

Chuck Powell is proposing building an 80 ft x 120 ft contractor shop along Storrs Lake Road. The building would be similar to what is shown as the Proposed Addition in the attached Building Plan Example. The proposed site is shown as Lot 2 in the attached Storrs Lake Road CSM located adjacent to City Well #6.

Contractors' offices and shops is a permitted use in M-1 zoning. The site is also in the City Wellhead Protection Zone. Depending on the proposed design of the site additional restrictions might apply to the developer that otherwise would not apply to sites outside of the wellhead protection zone.

Fiscal Impact

Additional tax revenue could be generated from proposed improvements on the site.

Recommended Motion

The City Administration does not offer a recommendation on the proposal submitted by Mr. Powell.

The City Administration does request that if the plan commission does not support development of this site the zoning classification is changed from M-1 to Conservancy or other district that does not promote the site for commercial or industrial purposes.

Attachments

- Building Plan Example
- Storrs Lake Road CSM