

12/7/2012

Land Use Amendment – Office to Industrial**Statement of Justification****Triangle Curling Club – So Hi Drive at Ed Cook Rd., Parcel 156985**

This Land Use Amendment application is being filed by the Triangle Curling Club. The project site consists of a single lot located at the southeast corner of the intersections of So Hi Drive and Ed Cook Road. Current surrounding land uses are all Research Park. The parcel directly across So Hi Drive is vacant but zoned residential, and the parcel diagonally across So Hi at Ed Cook is zoned industrial. Future Land Use Map designations for those same parcels are the same as the current zoning.

The applicant requests to amend the Future Land Use plan for the parcel in question from Office to Industrial. The proposed Industrial designation will allow the applicant to apply for the desired Industrial zoning, which is the only feasible zoning district that allows the applicant to develop the property for the proposed Triangle Curling facility. We feel that the proposed Plan Amendment, which will remove the anomalous office designation and replace it with a designation that is compatible with the existing industrial designation across the street, is also more in keeping with the existing SRP designation that surrounds the Site. That SRP zoning allows for light manufacturing and production uses related to product research and development, so we feel that the intended Light Industrial Zoning will be totally compatible with those uses. In other words, the requested Industrial designation is equally compatible to SRP as the current Office designation is.

We feel that the proposed Plan Amendment meets the criteria set forth in Section 3.4.7 of the Unified Development Ordinance as it is a) consistent with the intent, etc. of the adopted plans by providing equivalent opportunities for business and economic development, b) compatible with existing land use patterns and designations as state in the paragraph above, c) does not create adverse impacts on adjacent areas of the City and County and d) that the size and shape of the property is adequate to accommodate the proposed change.

When the current Future Land Use Plan was created and adopted, we believe that the Steering Committee used the best information they had at that point in time to capture what they thought was a reasonable designation for this parcel. We also feel that the requested Industrial designation is equally as beneficial to the County and compatible with the surrounding zoning. The fact that there is existing Light Industrial property across the street further strengthens this argument. We therefore suggest that our Land Use Plan Amendment request is supportable and justifiable.