



Hall County Regional Planning Commission

Wednesday, February 01, 2006
Regular Meeting

Item F6

Amendment to Wood River Comprehensive Plan and Future Land Use Map

*Amendment to Wood River Comprehensive Plan and Future Land Use Map for land
proposed for platting as Cargill Subdivision from Agricultural to Heavy Industrial.*

Staff Contact: Chad Nabity

Agenda Item # 17 & 18

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

January 23, 2006

SUBJECT: *Zoning Change and Comp Plan Amendment (C-08-2006WR)*

PROPOSAL: To amend the future land use map from the Wood River Comprehensive Plan a parcel of ground proposed as lot 2 of Cargill Subdivision including a farmstead and crop ground west of 140th Road and south of Schultz Road from Agricultural to Heavy Industrial uses in the jurisdiction of the City of Wood River. To rezone this same property AG-Agricultural and TA-Transitional Agriculture to I2- Heavy Industrial District in the jurisdiction of the City of Wood River.

OVERVIEW:

Site Analysis

Current zoning designation:

AG- Agricultural District

TA- Transitional Agriculture District

Permitted and conditional uses:

AG-Agricultural Uses including raising of livestock up to 600 animal units with some limited housing.

TA- Agricultural Uses including raising of livestock up to 300 animal units with some limited housing.

Comprehensive Plan Designation:

Agriculture

Existing land uses.

Single Family Home, Crop Ground

Adjacent Properties Analysis

Current zoning designations:

West, South and East: **AG-**Agricultural District and **TA-** Transitional Agriculture District

North: **I1-**Light Industrial District

Permitted and conditional uses:

AG-Agricultural Uses including raising of livestock up to 600 animal units with some limited housing.

TA- Agricultural Uses including raising of livestock up to 300 animal units with some limited housing.

I1-Commercial, Office, Warehousing, Fabrication and Manufacturing uses. Residential uses are not permitted in this district.

Comprehensive Plan Designation:

South and East: Agricultural

West: Agricultural

North: Heavy Industrial

Existing land uses:

North: Cargill Grain

East, South and West: Agricultural

EVALUATION:

Positive Implications:

- *This development represents an unanticipated opportunity:* The comprehensive plan did not anticipate this level of development and should be amended to support the development.
- *Is adjacent to a similar use in an Industrial zone:* This property is adjacent to the existing Cargill operation. The extension of industrial uses to this area of the community would be beneficial to the community and consistent with existing development.
- *Adjacent to the Union Pacific Rail Road:* This property can be served by the Union Pacific Rail Road.
- *Proposed changes to Highway 11 and the UPRR crossing on 140th Road:* This development will occur prior to the final development of plans for the grade separated crossing at 140th (Rerouted Highway 11) and U.S. Highway 30. The final plans for those intersections can be developed with this project in mind.
- *Proximity to Highways 30 and 11:* This project has good access to both Highway 30 and 11. These roads are capable of handling the additional truck traffic.
- *Economic Development for Wood River:* This development would have a substantial economic impact on the community of Wood River adding jobs, provision of utilities and valuation to the community.

Negative Implications:

- *Additional traffic:* This development will add more truck traffic to the area. It is anticipated that at least 100 trucks will be in an out of the site on a daily basis.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Wood River City Council amend the future land use map in the Wood River comprehensive plan to show heavy industrial development on this site and change the zoning on this site from AG-Agricultural and TA-Transitional Agriculture to I2-Heavy Industrial Zone.

_____ Chad Naby AICP, Planning Director

