

# 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

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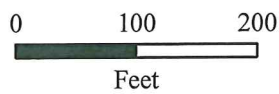
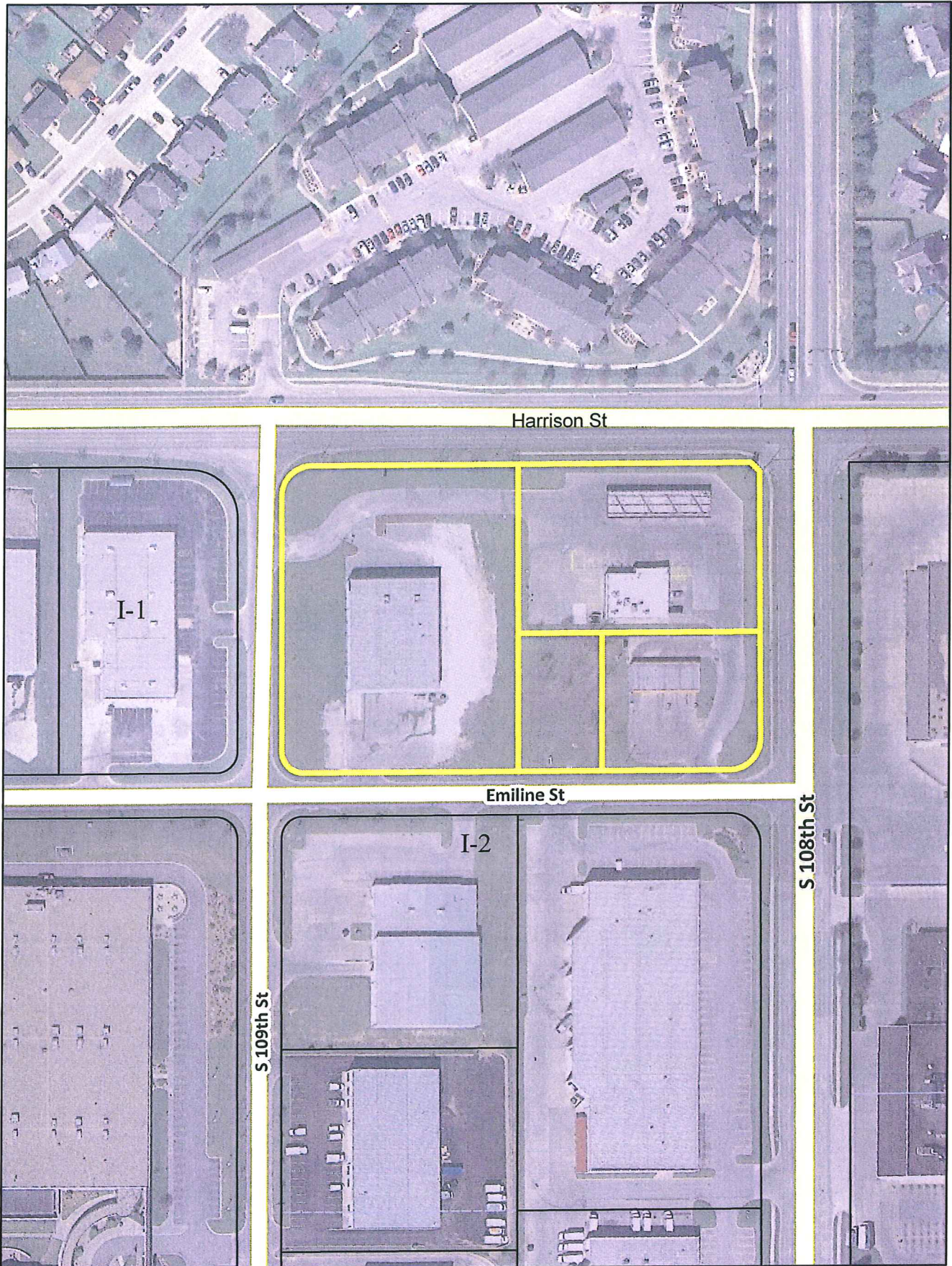
**Agenda Item 4D:** Zoning map amendment for Lot 1 and Lot 2 of Brook Valley Business Park Replat 2 together with Lot 12 and Lot 13B of Brook Valley Business Park from I-2, Heavy Industrial to I-1, Light Industrial

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