

Narrative

Introduction

The primary purpose of this amendment is to create a new zoning district: Airport Industrial (AI). This district will be consistent with the Airport Master Plan; where future aeronautical uses are depicted on the plan, there will be a rezoning and comprehensive plan amendment to Government, and where there is future industrial depicted, the new zoning district AI will be applied. In order to accomplish future development consistent with the plan, this new district must be created, uses must be adjusted, and some renumbering will be required. New maps to show this district will also be included. A concurrent comprehensive plan and rezoning amendment will be processed to bring the future land use and zoning on the overall airport property into alignment with the Master Plan.

List of Changes

Errors

Section	Change	Need/Justification
Ch. 87, Table 2.2.7	Added aeronautical uses to the traditional district use table	This use must be added to the tables, and it should be permitted in GOV to facilitate future development of the airport and be consistent with the Airport Master Plan.
Ch. 87, Table 2.3	Airport Industrial (AI) district added	This table includes all mixed use districts throughout the city.
Ch. 87, Sec. 2.3.C	Remove Figure 2.3.1.3 from list of regulating maps to be consistent with removal of overall mixed use districts map	The overall map is being removed through the next change.
Ch. 87, Figures 2.3.1.1-2.3.1.3	Remove Figure 2.3.1.1 (overall mixed use districts map) and renumber north and south extent mixed use districts maps	The new districts would make the overall map unreadable at the printed 8.5"x11" size, and this map is not necessary for the code.
Ch. 87, Figures 2.3.1.2-2.3.1.3	Replace existing Figure 2.3.1.2 and 2.3.1.3 (north and south extent maps) to reflect new district	These maps display all mixed use areas in the city, to which the AI district will be added.
Ch. 87, Sec. 2.3.7	Insert Airport Industrial district purpose and intent, regulating and primary streets maps, and development standards table	This is a new district, and this information is needed to establish the location and standards.
Ch. 87, Sec. 2.3.8-2.3.14	Renumber subsequent sections to account for new AI zoning district	Numbering changes with the addition of a new district.
Ch. 87, Sec. 2.3.15	Add AI to use tables and populate fields for each use in the district	Permitted, prohibited, and conditional uses need to be defined for the new zoning district.
Ch. 87, Sec. 2.4.8.B	Adjust agriculture definition so that large-scale operations remain prohibited but smaller urban agriculture uses may be permitted either by right or through conditional use	The agriculture definition, particularly the characteristics section, appears to have been written with the sole intent of prohibiting large-scale farming. This change would still prohibit that use, while providing an opportunity for commercial urban agriculture enterprises where permitted in the use tables. This use is conditional in the AI district because it may be appropriate for that location.
Ch. 87, Sec. 2.4.8.L	Add new use definition for aeronautical uses	This is the primary use for the airport and will be allowed in GOV by a corresponding change. The use definition is consistent with the Airport Master Plan and regulating documents.