

# IMPERIAL GDP & GLP AMENDMENT

Johnson Development Corporation has requested amendments to the General Development Plan and General Land Plan. These amendments will allow for additional land uses in the Highway 6 District. Currently, the uses that are allowed in these tracts are limited to office type uses. The new use list will allow tracts H and J to align more closely with B-2 General Business Uses rather than B-O Business Office Uses. Tracts G and I will still remain zoned per their respective FDPs; Ord. 2100 Tract G and Ord. 2215 Tract I. In addition to adding land uses, minor spelling and consistency errors throughout the GDP were also corrected.

This General Development Plan amendment will not apply to areas that have already been rezoned to Final Development Plan, but instead will only rezone the areas still governed by the previous General Development Plan, Ordinance 1969. A map of the affected areas is attached below. Please note that Hwy 6 District Tracts I & G will remain zoned via their FDPs, and are only included due to the GLP changes. Also note that although the B-2 area at the intersection of Voss Rd. and Hwy 6 is included in the map because it is part of the GLP, the acreage is not included in the GDP because it is part of the standard B-2 General Business Zoning District. An exhibit highlighting the summary of amendments was added to the beginning of the PD document (Exhibit B(A)) in order to note what exhibits contain changes. All other exhibits including cross sections, district specific layouts, and street layouts will remain part of the document but do not include any changes.

## PLANNING & ZONING COMMISSION

The Planning and Zoning Commission held a Public Hearing followed by Consideration & Action on September 13, 2022. No members of the Public Spoke. Staff and Project Representative Jerry Ulke answered questions from the Commission. The Commission then voted to Recommend Approval of the Rezoning which passed 5-2 with 2 commissioners recused. The commissioners who did not recommend approval were primarily concerned about allowing low density retail and commercial uses along the Hwy 6 frontage area.

## PUBLIC HEARING RECAP

City Council held a Public Hearing on October 18 at which one speaker expressed concern for ‘strip mall’ style development that she and other Imperial residents believe would occur due to the changes proposed in the Permitted Use Chart. At the close of the public hearing, staff received direction to facilitate a meeting between Johnson Development and Imperial residents to reach a consensus on the proposed changes for the permitted use chart in the General Development Plan.

Staff assisted in facilitating a meeting in December 2022. There were maximum square footage requirements placed on several uses, a few uses were removed completely, and an additional regulation for site orientation was included for Tract H that would not provide for the standard ‘strip mall’ style development. After the meeting, a description of the updates were circulated amongst the Imperial residents for any public feedback. There was no feedback received from the Imperial residents regarding the updates that were made, and therefore staff is moving forward with the 1st Reading of Ordinance 2284 with the updates that have been made since the time of the Public Hearing meeting.

*5. Highway 6 District retail use:*

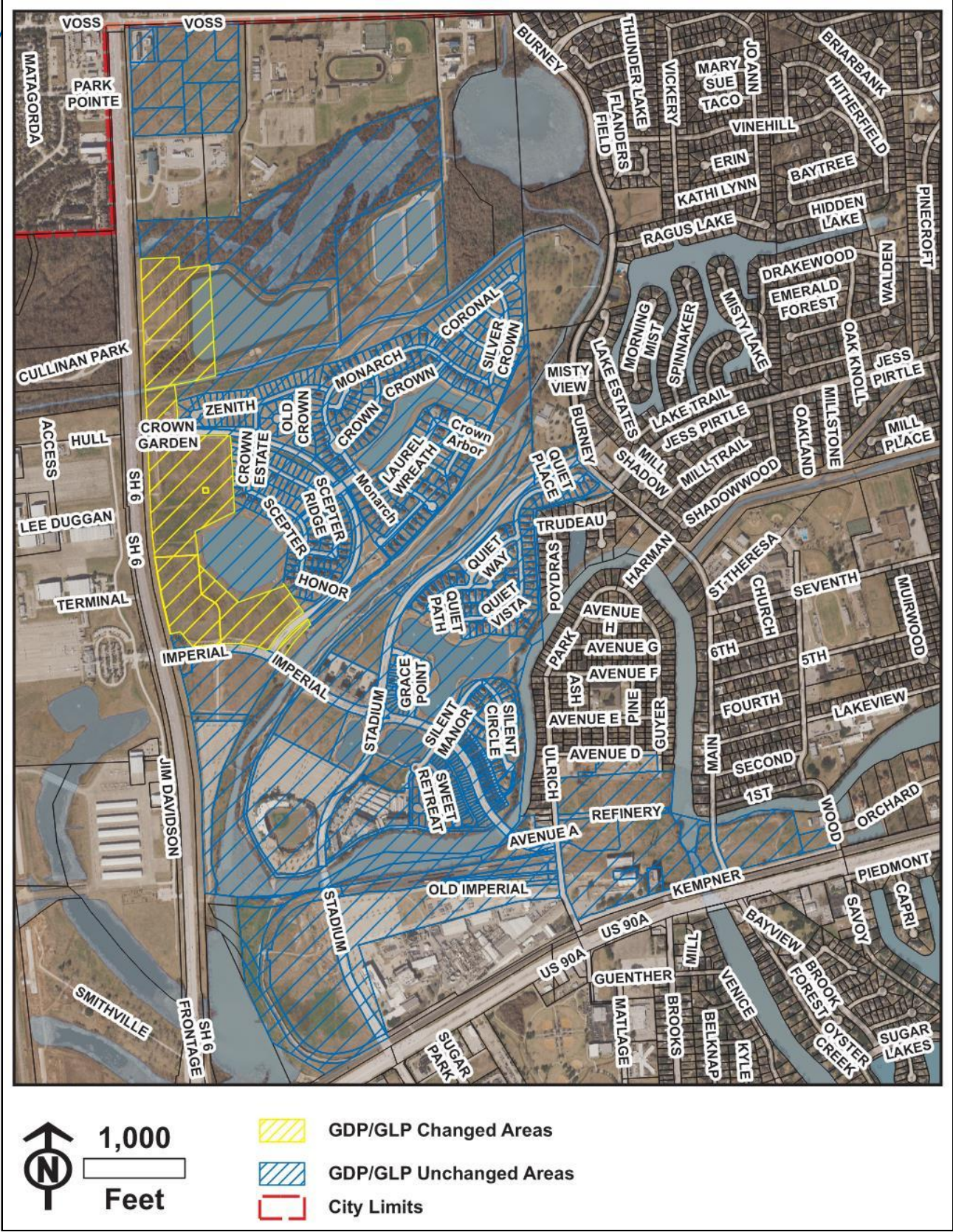
- a) *Retail strip centers as defined herein and shown below are prohibited on Tract H of the Highway 6 District. Retail strip center means a tract or reserve that is developed with a multi-tenant retail building located toward the rear of the site with the building length parallel to the public street or highway, the building width perpendicular, and most of the on-site parking located in a single area between the building and road.*



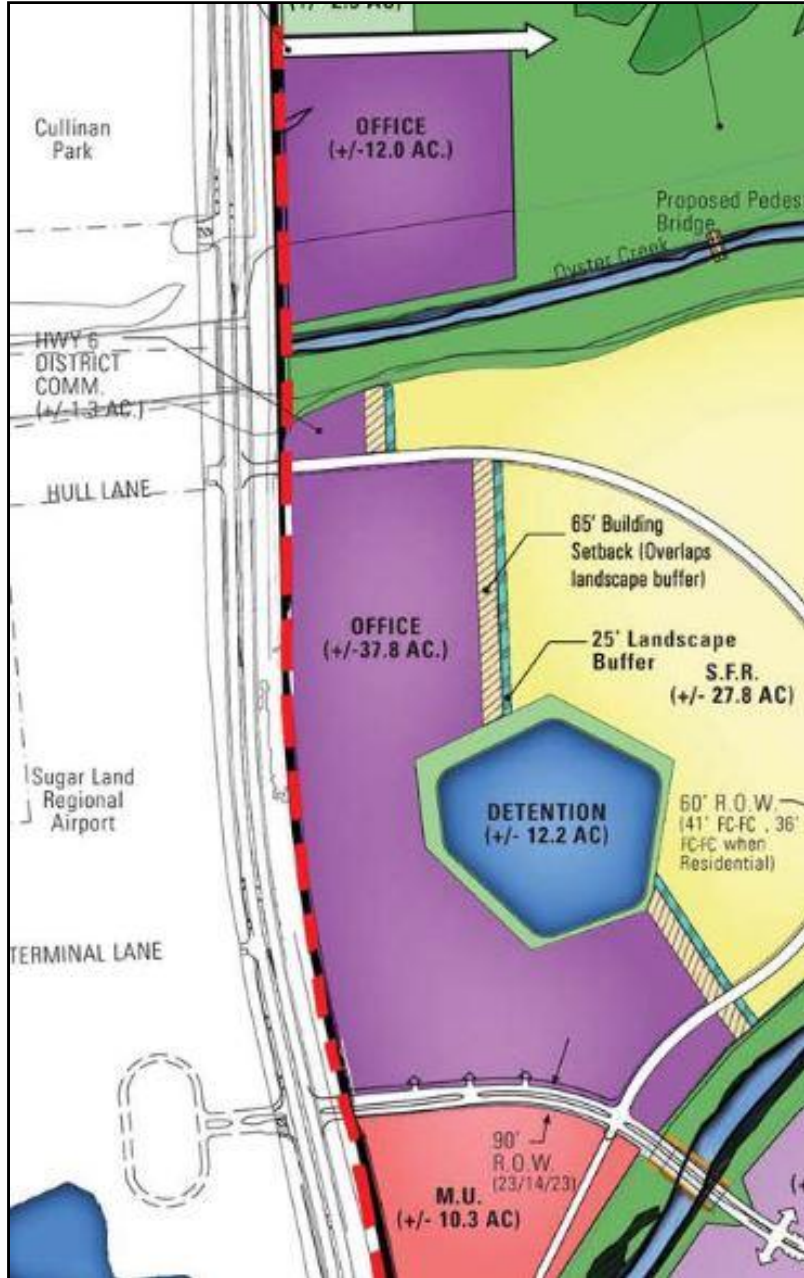
- b) *Final Development Plans may place additional restrictions on the overall square footage of retail or the arrangement of retail uses on Tracts H or J.*

# Imperial GDP & GLP Amendment

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# GLP EXISTING v PROPOSED:



## Existing Legend

Ball Park: 27.4 Ac.	Ball Park Stadium & Parking
Comm: 25.8 Ac.	State Highway 6 Commercial
Office: 49.8 Ac.	Office w/ ancillary retail/restaurant uses
Mixed-Use (Res./Retail): 57.7 Ac.	Mixed Use- Ball Park District
Mixed-Use (Res./Retail): 45.8 Ac.	Historic Mixed Use District
Mixed-Use (Retail/Restaurant/Hotel/Office): 10.3 Ac.	Mixed Use- SH6
Residential: 147.4Ac.	Single Family

## Proposed Legend

Ball Park: 27.4 Ac.	Ball Park Stadium & Parking
Comm: 25.8 Ac.	State Highway 6 Commercial
<b>Mixed Use Districts</b>	
Mixed-Use (Res./Retail): 57.7 Ac.	Mixed Use- Ball Park District
Mixed-Use (Res./Retail): 45.8 Ac.	Historic Mixed Use District
Mixed-Use (Retail/Restaurant/Hotel/Office): 60.1 Ac.	Mixed Use- SH6
Residential: 147.4Ac.	Single Family

