



Z21-0058

3130 Sexsmith Road

Rezoning Application

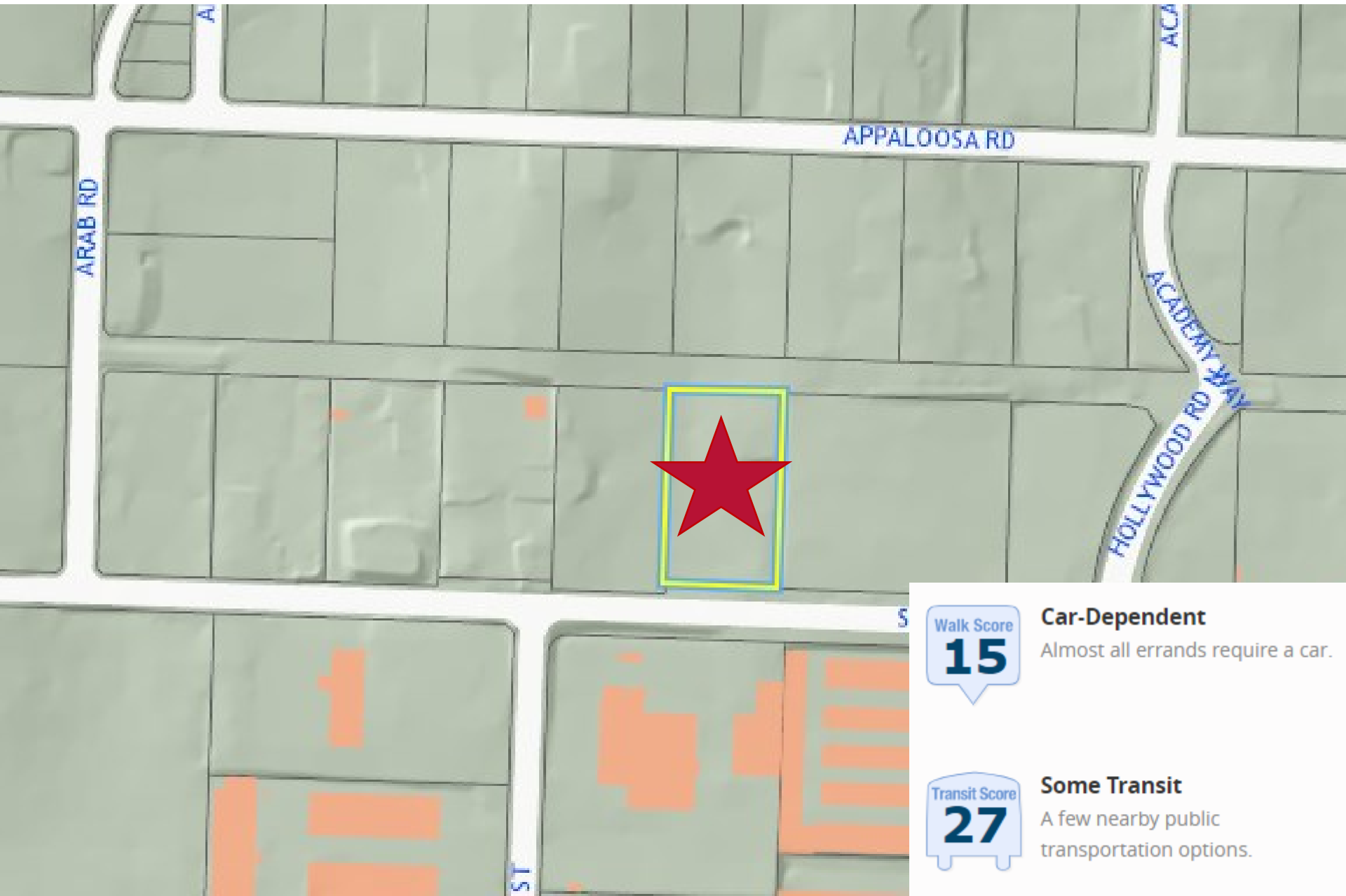
Proposal

- ▶ To consider an application to rezone the subject property from the A1 – Agriculture 1 zone to the I6 – Low Impact Transitional Industrial zone.

Development Process



Context Map



Walk Score
15

Car-Dependent

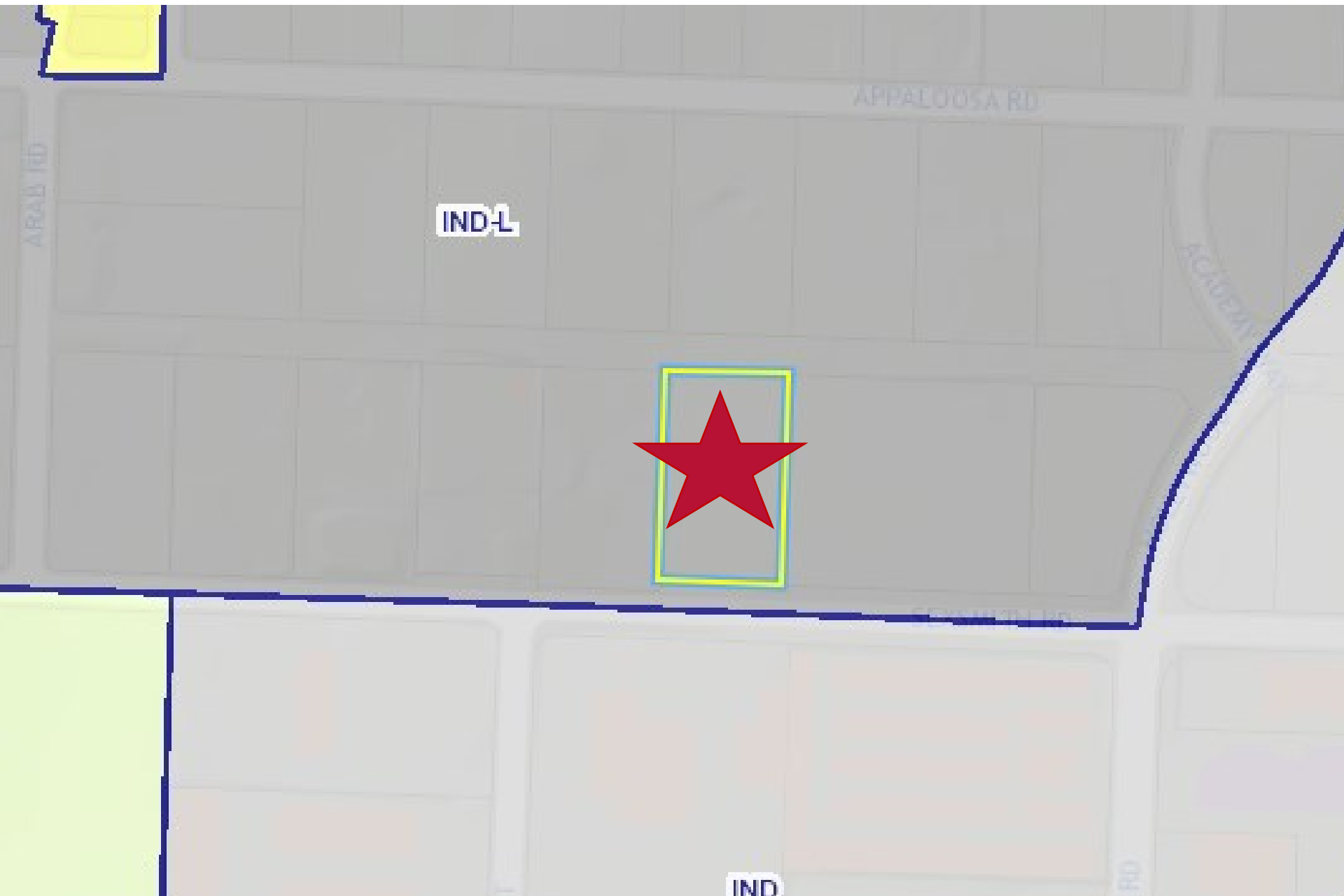
Almost all errands require a car.

Transit Score
27

Some Transit

A few nearby public transportation options.

Future Land Use



Subject Property Map



Project Details

- ▶ Gravel surface for outdoor storage
- ▶ Primary site access will be from Sexsmith Rd (with a second access from Palomino Road once constructed).
- ▶ Landscape screening will be added along all property lines (site perimeter).

Development Policy



- ▶ Meets the intent of Official Community Plan Industrial Land Use Policies:
 - ▶ Focus Industrial Development to suitable areas
 - ▶ Industrial Supply Protection
- ▶ Consistent with Future Land Use of Industrial – Limited.

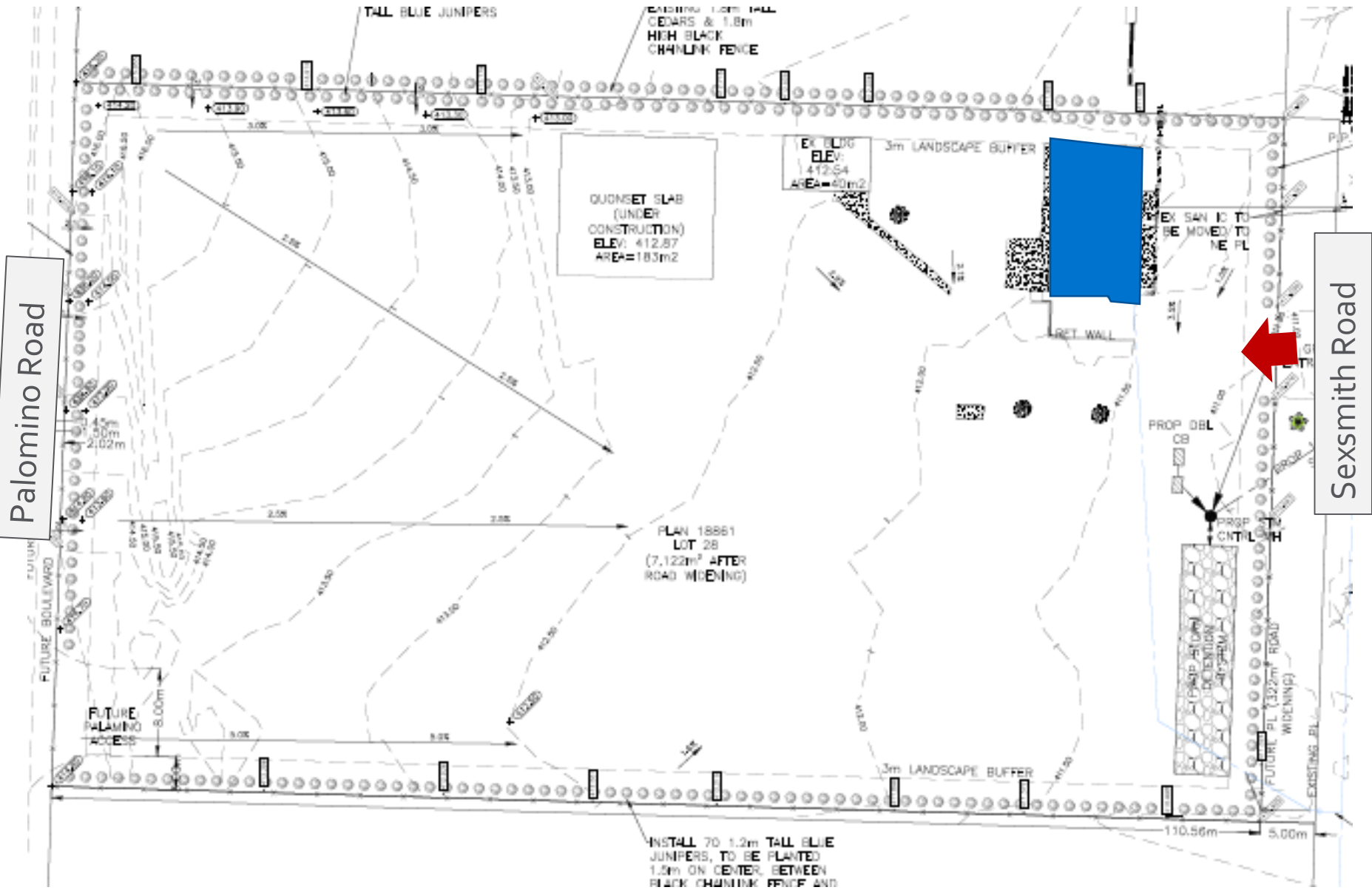
Staff Recommendation

- ▶ Staff recommend **support** of the proposed rezoning
 - ▶ Meets the intent of the Official Community Plan
 - ▶ Industrial Land Use Policies
 - ▶ Appropriate location for outdoor storage
- ▶ Recommend that Public Hearing be waived



Conclusion of Staff Remarks

Conceptual Landscape Plan



Subject Property Map

