



APPLICATION: OCP 16-0020

Arab and Appaloosa Roads

PROPOSAL

To consider Official Community Plan amendments to change the Future Land Use of properties along Arab and Appaloosa Roads from Industrial – Limited to Resource Protection Area.

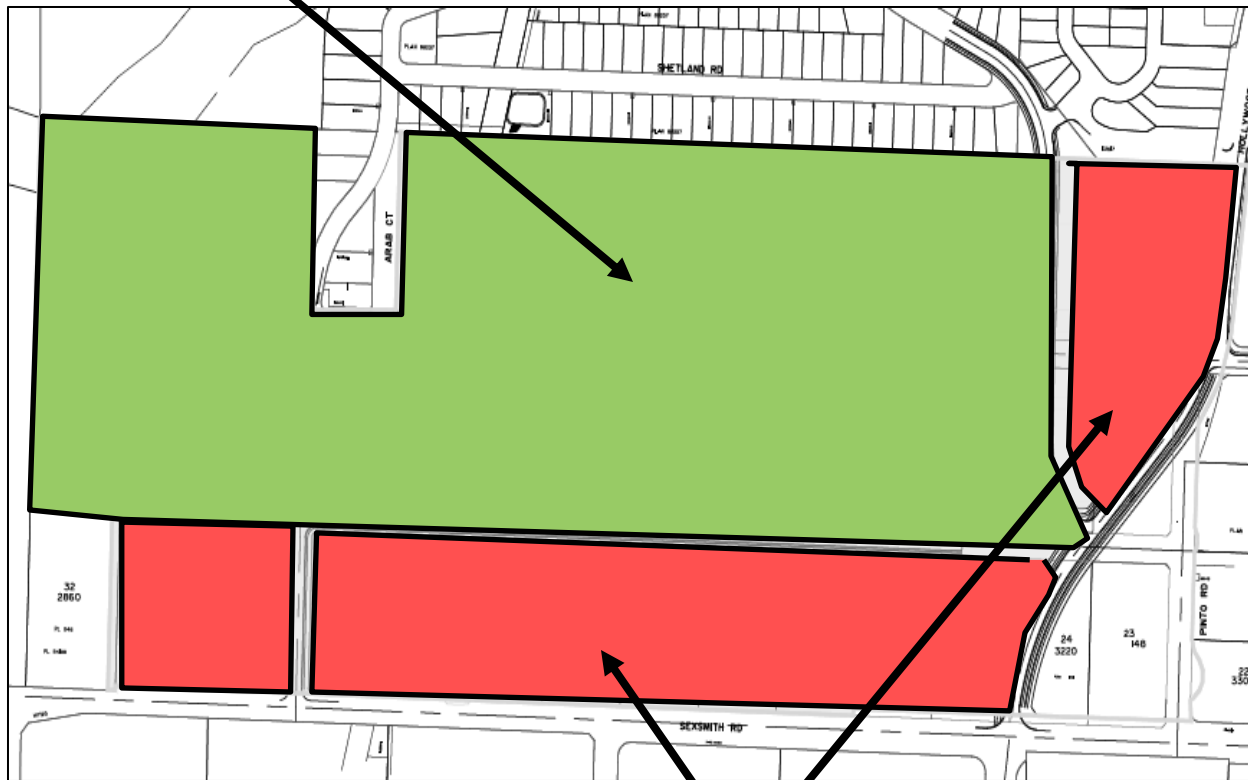
HISTORY

- ▶ Designated for future Industrial in 2011
- ▶ Moratorium placed on rezonings in 2012 pending resolution of servicing
- ▶ Local Area Service turned down by public in early 2016
- ▶ Council gave direction to amend OCP

PROPOSED AMENDMENTS

- ▶ Staff recommend amending OCP to change future designation of non-serviceable properties from future Industrial-Limited to Resource Protection Area (REP)
- ▶ Would not allow any rezonings in area without an OCP amendments

Areas to be re-designated for REP



Areas to remain Industrial Limited (future I6)

REDESIGNATION

- ▶ Council may choose to amend future land uses if conditions change, or in response to applications
- ▶ In the interim, the redesignation will send a clear message and discourage speculation

PALOMINO ROAD

- ▶ Unconstructed road right of way
- ▶ Construction may not be funded with redevelopment of properties to the north
- ▶ Partially funded by redevelopment of properties to the south



STAFF RECOMMENDATION

- ▶ Staff recommend that the OCP Amendments be given first reading and advanced to public hearing
 - ▶ The Industrial future land use without servicing sends an inconsistent message and sets unrealistic expectations for future developments in the area