

BACKGROUND

PPP Group A, LLC, owner of 39.62 acres of property located at the northeast, southeast and southwest corners of Lindsey Road and Interstate 440, is requesting to rezone the property from R-2, Single-Family District, to C-3, General Commercial District, and I-2, Light Industrial District. The rezoning is proposed to allow future development of the sites.

The 5.04-acre property at the northeast corner of Lindsey Road and Interstate 440 is proposed to be rezoned from R-2 to C-3. The site is undeveloped and covered mostly with high grass and small trees. The City's Rimmel Park and access drive are located along the north and east property boundaries, with Fourche Creek just further north. Undeveloped property, the Clinton National Airport and a small pocket of single-family residences along East Roosevelt Road are located further north. Interstate 440 is located along the south property line. Undeveloped C-3 zoned property is located across Lindsey Road to the west.

The 15.43-acre property at the southeast corner of Lindsey Road and Interstate 440 is proposed to be rezoned from R-2 to I-2. The site is undeveloped and mostly tree covered. Interstate 440 is located along the north property line, with a railroad right-of-way along the south property line. A mixture of light industrial uses is located across the tracks to the south, along the north and south sides of Lindsey Road (zoned I-2). A creek is located along the east property line, with undeveloped property across Lindsey Road to the west.

The 19.15-acre property at the southwest corner of Lindsey Road and Interstate 440 is proposed to be rezoned from R-2 to I-2. The site is undeveloped and partially covered with grass and trees. Railroad and Interstate 440 rights-of-way are located along the north property line. Undeveloped property of which a portion appears to have been previously mined is located to the west. A mixture of light industrial uses is located to the south and east across Lindsey Road (zoned I-2).

The City's Future Land Use Plan designates the property at the northeast corner of Lindsey Road and Interstate 440 as "Commercial". The southeast property is designated as "Industrial", as is the east portion of the southwest property. The west portion of the southwest property is

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showing “Mining”. A Land Use Plan Amendment to change the “Mining” area to “Industrial” is a separate item on this agenda.

Staff is supportive of the requested zoning. Staff views the request as reasonable. With the exception of the “Mining” area, the City’s Future Land Use Plan supports the rezoning request. The proposed rezoning to C-3 and I-2 represents a continuation of the zoning and land use pattern in this general area. Staff believes the rezoning will have no adverse impact on the adjacent properties or the general area.

With respect to the subject property at the northeast corner of Lindsey Road and Interstate 440, the paved access drive to Rimmel Park crosses the property, along the east and west property lines. The park sign also appears to be located on this property. The applicant has been made aware of this issue and has been put in touch with a representative of the Parks & Recreation Department to resolve the issue. Based on conversation with the applicant, it is likely that an access easement will be granted to recognize the existing driveway.