

also located directly behind the Bimbo industrial bakery facility. The property is currently owned by the VLCDA but is pending transfer of ownership to the private company. This industry is proposing to utilize the site's existing 100,000 square foot spec building, complete the interior buildout, and expand the site's paving to accommodate additional parking and truck access to the rear loading docks. Attached is a Letter of Intent and a press release giving more information about the company and its proposed operation.

The subject property is located within an Industrial Activity Center (IAC) Character Area on the Future Development Map of the Comprehensive Plan.

The subject property is part of the Westside Business Park which is managed by the VLCDA, and is a relatively large area (150 acres) that is planned for industrial development --- mostly warehousing, distribution and light manufacturing. Because of its technical classification under plastics manufacturing (NAICS code # 326), it is included in the heavy manufacturing line item of the LDR Use Table, and requires CUP approval in M-1 zoning. However, the proposed use and its scope of operation is very much at the lower end of that line item, when compared to other heavy manufacturing uses. The applicant's letter of intent states that:

*"Utility Plastics manufactures and distributes plastic meter boxes for water, irrigation, and fiber markets. All products are made from polypropylene resins through an injection molding process, which involves heating and applying pressure to resin in a die to form the final part. The manufacturing process produces no off-gassing and does not require water or sewer discharge. Finished parts are palletized, strapped, wrapped, and stored in racking. Shipments of palletized products are sent out daily via truck."*

This use has none of the common negative impacts of heavy manufacturing such as air pollution, noise, smell, heavy rail usage, unsightly storage, etc... It therefore fits in very well with the otherwise light manufacturing environment of this planned industrial park. Comparatively, there are no identified negative impacts from this proposed use, and it will even generate less truck traffic than the amount of traffic that is already being generated by other industrial uses in the Westside Business Park and the other industrial parks a little farther south. Therefore, other than a customary expiration date and placing the approval in the type and name of the industry, there is no need for additional conditions of approval.

Staff finds the request consistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommends approval to the City Council, subject to the following conditions:

- (1) Approval shall be granted in the name only of Utility Plastics LLC, for a plastics manufacturing facility in an M-1 zoning district in general accordance with the submitted letter of intent.
- (2) Conditional Use approval shall expire one (1) year from the date of approval if the proposed use is not fully completed and operational by that date.

Commissioner Rountree asked if the sale of the property has been finalized yet. Mr. Martin stated it is in process.