

**CITY OF GREEN**  
**Planning Department Review**  
**PLANNING & ZONING COMMISSION**

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*March 16, 2022*

**Item 22-18**

**3029 Graybill Road Rezoning**

(D. Shultz, Shultz Family Investments, Inc.)

Location: 3029 Graybill Road

Rezoning Request: 11.4 acres I-1 to R-1

**PLANNING DEPARTMENT**

Applicant is presenting a proposal to amend the City of Green Zoning Map & District by rezoning approximately 10.3 acres of land from I-1 (General Industrial) to R-1 (Single Family Residential). The property is located at 3029 Graybill Road and is contiguous to a similar rezoning that was finalized in 2021. In addition to this, Staff is recommending that a 1.1-acre portion of the adjacent Metro Regional Transit Authority property be included in the rezoning. With the additional land, the total area of the request is approximately 11.4 acres of land from I-1 (General Industrial) to R-1 (Single Family Residential).

The applicant's property contains a total of 18.2 acres that is split between the R-1 District (eastern half with 200' frontage on the north side of Graybill Rd.) and the I-1 District (western half that extends to the railroad tracks). The land is currently vacant and is the site of a former soil excavation operation (see 2011 aerial) that has been reclaimed in recent years. Four lots totaling 4.4 acres were split off from this parcel in 2017 and each lot contains a single-family residence served by individual septic systems (there is currently no sanitary sewer in this area). If rezoned, the entire remaining parcel would then be brought into a consistent zoning classification. There is no proposal to further subdivide the property at this time.

The PZC is being asked to review the request for rezoning and make a recommendation to City Council. Contiguous property owners have been notified of the PZC meeting as a courtesy. Code requires the Clerk of Council to notify contiguous property owners of Council's required public hearing.

Summary of Area	Adjacent Zoning	Adjacent Land Use
North	I-1	Construction Company
South	R-1	Single-Family Residential
East	R-1	Vacant/Single-Family Residential
West	PD	Vacant/Pump Station

**DESIGN REVIEW BOARD**

No review required.

**ENGINEERING**

No comments requested.

## **FIRE**

No comments requested.

## **ZONING**

No comments requested.

## **STAFF RECOMMENDATION**

*The rezoning of the land from I-1 to R-1 would bring the existing property into a single consistent zoning classification and align with the Implementation Strategies of the City's Land Use Plan. This involves the "down-zoning" of non-industrial properties that lie along the Metro railroad tracks. This down-zoning has occurred along the tracks over the years (see attached copy of the Strategies).*

*Staff, therefore, would recommend a favorable recommendation by the Planning & Zoning Commission to City Council for the rezoning of approximately 11.4 acres of land from I-1 (General Industrial) to R-1 (Single Family Residential). Any concerns of contiguous property owners or others should also be considered in this rezoning request.*