

Land Development Code Text Amendment Narrative and Demonstration of Need

The subject request is a text amendment to the Wahneta Neighborhood Plan provisions contained in Chapter 4 Special Districts of the Polk County Land Development Code (“LDC”) to allow for Heavy Machinery Equipment Sales and Services as a permitted use (P) in the Industrial (INDX) Future Land Use district within the Wahneta Neighborhood Plan (Wahneta NP). Specifically, the proposed amendment is requested in the INDX district for Table 4: Wahneta Neighborhood Plan – Use Table in the LDC.

The proposed text amendment would permit Heavy Machinery Equipment Sales and Services in the INDX district within the Wahneta NP. Currently, the Wahneta NP allows for Heavy Machinery and Equipment Sales and Services in the Business Park Center – 2 (BPC-2X) district as a conditional use (C2). By introducing Heavy Machinery Equipment Sales and Services as a permitted (P) use in the INDX district, the Wahneta NP will achieve consistency with the uses and policies that are typical of industrial districts. As justification for the request, Chapter 2, Section 205 of the LDC allows for Heavy Machinery Equipment Sales and Services as a permitted (P) use in the Industrial (IND) district and a conditional use in the Business Park Center-2 (BPC-2) district. Ultimately, this amendment will alleviate inconsistency created by allowing relatively intensive uses in less restrictive districts while prohibiting them in more intensive districts. This request is consistent with the Polk County Comprehensive Plan and Land Development Code.