

#### Request:

This is an applicant-initiated LDC Text Amendment to Chapter 4, Section 401.08, Table 401.08.01 Use Table for Southeast Polk Selected Area Plan, to add Retail, Home Sales Offsite as a permitted use in Industrial-X (INDX) land use District.

### - SECTION 2: Chapter 4, Section 401.08, Table 401.08.01, Use Table for SE Polk SAP

#### Village Centers and Village Center Cores

|                            | RCCX | CCX | CEX | LCCX | NACX | OCX | TCCX | BPC-1X | BPC-2X | INDX     |
|----------------------------|------|-----|-----|------|------|-----|------|--------|--------|----------|
| Retail, Home Sales Offsite | C3   |     | C3  | C2   |      |     | C3   | C3     | C2     | <u>P</u> |

#### Outside the Village Centers (Scenic Highway overrides)

|                            | RCCX | CCX | CEX | TCCX | BPC-1X | BPC-2X | INDX     |
|----------------------------|------|-----|-----|------|--------|--------|----------|
| Retail, Home Sales Offsite | C3   |     | C3  | C3   | C3     | C2     | <u>P</u> |



- **Retail, Home Sales Offsite is allowed in other districts in the County outside the SE Polk SAP (CE, LCC, RAC, HIC, and IND).**
- **Consistent with the purpose and characteristics of the Industrial land use district.**
- **Consistent with the Land Development Code (LDC) and Comprehensive Plan.**

- Acreage: 1.44
- FLU: Industrial-X (INDX)
- SAP: SE Polk SAP

# **Industrial (IND) Land Use District**

## **The Purpose:**

- “to provide areas for general manufacturing, processing, and **distribution of goods**. General commercial uses necessary to support the industrial area are also **permitted**. ”

## **Comprehensive Plan Policy 2.113-A1:**

- “Industrial lands are characterized by facilities for the processing, fabrication, manufacturing, recycling, and **distribution of goods**, and may contain **any use also found within a Business-Park Center**. However, land use activities that operate externally to enclosed structures may be permitted within an Industrial Future Land Use designation.

## **Findings:**

- While Retail, Home Sales Offsite is a permitted use in Table 2.1 of the Land Development Code, Table 401.08.01 Use Table for SE Polk SAP does not currently permit such use in the Industrial district. However, it does allow the same use found within a Business Park Center.
- Table 2.1 allows Retail, Home Sales Offsite within the following standard land use districts:
  - Commercial Enclave (CE) as a C3 CU
  - Linear Commercial Corridor (LCC) as a C2 CU
  - Regional Activity Center (RAC) as a C3 CU
  - High-Impact Commercial Center (HIC) as a P
  - **Industrial (IND) as a P**

# Section 401.08, Table 401.08.01

## *Village Centers and Village Center Cores*

|                            | RCCX      | CCX | CEX       | LCCX      | NACX | OCX | TCCX      | BPC-1X    | BPC-2X    | INDX     | L/RX | INST-1X | INST-2X | ROSX |
|----------------------------|-----------|-----|-----------|-----------|------|-----|-----------|-----------|-----------|----------|------|---------|---------|------|
| Retail, Home Sales Offsite | <b>C3</b> |     | <b>C3</b> | <b>C2</b> |      |     | <b>C3</b> | <b>C3</b> | <b>C2</b> | <b>P</b> |      |         |         |      |

## *Outside the Village Centers (Scenic Highway overrides)*

|                            | RCCX      | CCX | CEX       | TCCX      | BPC-1X    | BPC-2X    | INDX     | L/RX | INST-1X | INST-2X | ROSX | PRESVX |
|----------------------------|-----------|-----|-----------|-----------|-----------|-----------|----------|------|---------|---------|------|--------|
| Retail, Home Sales Offsite | <b>C3</b> |     | <b>C3</b> | <b>C3</b> | <b>C3</b> | <b>C2</b> | <b>P</b> |      |         |         |      |        |

### **\*\*\*The Proposal:**

- *This text amendment to Chapter 4, Section 401.08, Table 401.08.01 Use Table for Se Polk SAP, to add Retail, Home Sales Offsite as a permitted use in Industrial-X (INDX) land use will give consistency with purpose and characteristics of the Industrial district.*
- *SE Polk SAP guiding principles “will not restrict property owners from seeking Comprehensive Plan map and/or text amendments in response to market conditions that may change over time.”*
- *The demand for mobile homes as affordable housing within the County became so abundant that the County approved Ordinance No. 2025-025 on May 6, 2025, to allow mobile homes by right in subdivision plats recorded prior to May 20, 1971.*

**Request:**

This is an applicant-initiated LDC Text Amendment to Chapter 4, Section 401.08, Table 401.08.01 Use Table for Southeast Polk Selected Area Plan, to add Retail, Home Sales Offsite as a permitted use in Industrial-X (INDX) land use District.

### *Staff Recommends Approval*

- *Consistent with the Land Development Code and Comprehensive Plan*
- *Retail, Home Sales Offsite is allowed in other districts in the County. This is a more intense use, therefore request to be located in a less restrictive land use district.*
- *Market Conditions have changed over time.*
  - *The demand for mobile homes as affordable housing within the County became so abundant that the County approved Ordinance No. 2025-025 on May 6, 2025, to allow mobile homes by right in subdivision plats recorded prior to May 20, 1971.*

