



Community Services

Advance Planning and Community Development Department

December 7, 2007

Memorandum

TO: Mayor Hutchinson and City Council Members

TH: Darin Atteberry, City Manager

FM: Joe Frank, Interim Planning and Development Director
Ken Waido, Chief Planner

RE: November 27, 2007 Work Session Summary – Northeast Quadrant of Prospect Road/I-25 Interchange Rezoning.

Work Session Participants:

Joe Frank, Interim Planning and Development Director
Ken Waido, Chief Planner
Mike Freeman, Interim Chief Financial Officer
Dan Guimond, Economic & Planning Systems, Economic Consultant

Direction Sought/Question to be Answered:

What additional information would Council like to receive regarding the proposed rezonings before considering the rezonings at a regular Council meeting?

Key Discussion Points:

Is the scale (up to 900,000 square feet) and type of regional shopping center (anchored by large retail establishments) and employment uses appropriate for the NE Prospect/I-25 corner?

Does the rezoning request fit with the City's Comprehensive Plan for the type and distribution of commercial and employment uses in the community?

Have conditions changed since 2003 when the I-25 Subarea Plan was adopted that warrant a rezoning at the interchange?

Council's Direction:

The City Council requested responses to the following questions before considering the rezoning at a regular Council meeting:

- What are the potential impacts of the requested rezoning, and development along the I-25 corridor in general, on the City's infill/redevelopment policies?
- What is the saturation point and the ability of the community and the region to support additional retail development?
- Can enough new retail space be developed and supported in the market to cover the financial requirements to improve the interstate interchanges that need to be upgraded/reconstructed?
- If the city does not have sites for regional commercial development, will it happen somewhere else?
- If regional serving retail is not permitted along the interstate corridor, will it go to South College, the Mall, or Downtown?
- What is the magnitude of potential development at the interchange, i.e., looking at Mulberry, Prospect, and Carpenter (392) what would be the potential total for developed retail space and what would that compare to what (activity centers) that exist in the city?
- Other questions:
 - What are the transit components of City plans that connect the citizens of the city to the I-25 corridor?
 - How does the rezoning conflict with the I-25 Subarea Plan?
 - How does this endanger the community separator plans?
 - Clarify Timnath's land use plan amendment and state legislation, city options.
 - What will be the net increase in land values if the zoning changes?
 - What are the additional VMTs generated from the development?
 - How do the 20 acres contribute to that protection in the Boxelder continuum, i.e., not just this site.
 - What does the I-25 Subarea Plan look like if the changes are approved? Include Mulberry, Prospect, and 392.
- White Paper Opportunity:
 - How does economic development affect economic health?
 - Need a high level look at overall economic directions the city is taking, what are the elements, put them in context.

- Distinguish the difference between economic health and economic development and the generation of sale tax dollars to fund local government.

Next Steps:

Staff will research and provide responses to the Councils questions before scheduling the rezoning for formal action at a regular Council meeting.