



TOWN OF APPLE VALLEY TOWN COUNCIL STAFF REPORT

To: Honorable Mayor and Town Council **Date:** June 24, 2014
From: Lori Lamson **Item No:** 14
Assistant Town Manager
Subject: **MODIFICATION TO THE TEMPORARY USE PERMIT PROCESS TO
ALLOW FOR LIGHT INDUSTRIAL USES IN EXISTING COMMERCIAL
BUILDINGS**
Applicant: Town of Apple Valley
T.M. Approval: _____ **Budgeted Item:** Yes No N/A

RECOMMENDED ACTION:

Consider initiating a Development Code Amendment and provide direction to staff.

SUMMARY:

At the June 10, 2014 Town Council meeting, Council Member Stanton requested that staff agendize the possibility of expanding the Temporary Use Permit process to allow for light industrial uses in existing large commercial buildings in order to promote job growth and assist in filling the vacancies of these larger buildings. Expansion of the temporary use provisions within the Development Code would allow these types of businesses for a temporary period of time, such as ten (10) years. This amount of time would allow a business to recoup any initial investments made in establishing their businesses at these locations, but would not permanently change the commercial nature of these buildings. Ten (10) years could be enough time to allow the synergy of the commercial center to strengthen and market demands could turn making a commercial tenant more viable. Extensions to the TUP could also be considered by the Town at that time.

The light industrial uses contemplated, should be clean industrial businesses, warehousing and distribution. Traffic impacts of trucks and related noise would have to be evaluated on a case by case basis in the review of the Temporary Use Permit.

If the Town Council would like to consider this possibility, the Planning Commission would review a draft ordinance and provide a recommendation to the Council.

FISCAL IMPACT:

Not Applicable