

MINUTES

PLAN AND ZONING COMMISSION

APRIL 16, 2019, 5:00 PM

CITY HALL COUNCIL CHAMBERS, 226 WEST 4TH STREET

PUBLIC HEARING AGENDA

New Business

Public Hearing for Case REZ19-02, request of Jennifer Smith, SJ56, LLC/Russell, to rezone Lot 1 of Crow Valley Plaza 12th Addition from C-T Commercial Transitional District to C-OP Commercial Office Park; property contains 9.58 acres and is located on East 56th Street. [Ward 6]

Koops gave the staff report. Public Hearing was held. The petitioner explained the request. Four comments were received. The Public Hearing was closed.

Public Hearing for Case REZ19-05, request of John Wulf, to rezone 6401 West Kimberly Road from R-1 Single-Family Residential District to I-1 Light Industrial District; property contains 0.42 acres. [Ward 2]

Melton gave the staff report. Public Hearing was held. The petitioner explained the request. No other comments were received. The Public Hearing was closed.

REGULAR MEETING AGENDA

I. Roll Call

Present: Schneider, Lammers, Medd, Johnson, Tallman, Inghram, Connell, Hepner, Bransgard, Reinartz. Excused: Maness. Staff: Koops, Melton, Leabhart, Heyer.

II. Report of the City Council.

Nothing additional to report.

III. Secretary's Report

The April 2, 2019 Plan and Zoning Commission Minutes were approved following a motion by Tallman and a second by Connell.

IV. Report of the Comprehensive Plan Committee.

Nothing of note.

V. Zoning Activity

A. Old Business

1. Case REZ19-02, request of Jennifer Smith, SJ56, LLC/Russell, to rezone Lot 1 of Crow Valley Plaza 12th Addition from C-T Commercial Transitional District to C-OP Commercial Office Park; property contains 9.58 acres and is located on East 56th Street. [Ward 6]

Koops gave the staff report. The petitioner was present but did not speak.

MOTION TO AMEND by Lammers, seconded by Johnson, condition number two by removing the phrase “freestanding” from the prohibited list of uses preceding ‘restaurant’.

MOTION by Medd, seconded by Tallman, to accept the listed findings and forward Case REZ19-01 to the City Council for approval with the two listed conditions.

Findings:

1. The property is designated RG, Residential General, on the Comprehensive Plan future land use map.
2. RG allows for transitional uses along its edges.
3. The proposed C-OP zoning with conditions meets the intent of transitional uses under the RG Plan designation.
4. The proposed C-OP zoning with conditions adequately protects the adjoining residential property from adverse impacts.
5. There is existing C-OP zoning adjacent to the east and south; the proposed zoning is an expansion of an existing zoning district.
6. The petitioner claims that demand for office buildings of moderate scale but exceeding the current 5000 square feet maximum exists in the area.

Conditions:

1. Building height is limited to 35 feet.
2. The following uses are prohibited:
 - a. Free-standing restaurant
 - b. Vehicle dealership (indoor)
 - c. Hotel
 - d. Light industrial

Motion to approve was unanimous.

2. New Business

None.

VI. Subdivision Activity

Old Business

None

New Business

None

VII. Future Business

1. Preview for Case ROW19-01 request of Maveric Hendrick for the vacation of public right-of-way west of 914 South Elsie Avenue, containing 881 sq. ft. more or less. [Ward 1]
2. Case REZ19-06 Request of Jasveer Saini to rezone 0.56 acres more or less of property located 4607 North Pine Street from C-1 Neighborhood Commercial District to C-2 Corridor Commercial District [Ward 7]

VIII. Communications

None

IX. Other Business

None

X. Adjourn

The meeting adjourned at 5:56 pm.