Planning Commission Staff Report
Planning Commission Meeting 4/14/15

Agenda Item: Public Hearing on a proposed Zone Change from CN (Neighborhood Commercial) to RE-12.5 (Residential Estates minimum lot size 12,500 sq ft) on a .40 acre parcel located at 180 W Center Street (northeast corner of 200 West and Center Street). Tax ID I-JJS-4. Ben Johnson-Applicant. J2 Construction LC-Owner.

Submitted by: Kevin Rudd, Building & Zoning Administrator

Recommended Planning Commission Action: Staff does not make recommendations on Zone Changes.

BACKGROUND: This property is lot 4 of the Johnson & Joines Subdivision which was recorded on 2005. Just prior to the final plat being approved the owner submitted a zone change application from RE-12.5 to Neighborhood Commercial. At the time the owner felt this would be a good location for Neighborhood Commercial. The Planning Commission agreed that this was a good location for future commercial and recommended approval. The zone change was approved unanimously by the City Council.
Ten years later (2015), the owner feels the need for commercial use has not happened as he had hoped and is now requesting that the property be returned back to RE.12.5 which requires receiving a Zone change.
The City Council approved a Land Use Map amendment on March 19, 2015. This amendment changed this property to Medium Density Residential, which allows for a zone change to RE-12.5.

FINDINGS AND ANALYSIS:

- Application is complete
- TRC does not make recommendations on Zone Changes.
- The same owner who requested the Neighborhood Commercial Zone Change in 2005 is now requesting it be changed back to RE-12.5.

SUPPORT MATERIALS:

- Application
- Vicinity Map

Respectfully Submitted: Kevin Rudd

Kevin Rudd, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager