

# **PLANNING & ZONING AGENDA ITEM #8**

Planning & Zoning Meeting date: 7/28/09

***SUBJECT:*** Discussion of a mixed-use building proposed for 435 Laurel Street.

***SYNOPSIS:*** Doug Brockman, owner of an existing chiropractic clinic at 280 Ashworth Drive purchased the 435 Laurel Street property a few years ago and has interest in relocating his practice to Laurel Street. The Laurel Street property has an existing house on it that is rented out. Mr. Brockman intends on subdividing the property into two lots; one for the existing house, and the other for a new building that would house his chiropractic office and an apartment.

Based upon the current zoning of the property (C-1A) the construction of a new residential dwelling of any type is not permitted. The existing house on the property is permitted as an existing non-conforming use. In order to permit an apartment dwelling and an office unit to be constructed on the property, the land would need to be rezoned. Staff has reviewed the language related to the Planned Development District – Overlay and feels the project could meet the existing requirements to rezoning the property in order to permit the proposed mixed-use concept.

The Downtown plan that was recently adopted in the spring of 2009 identified this area as an office park district, with Laurel Street being the dividing line between the suggested office and mixed-use land uses. With these variables in mind, staff requested that the applicant present the concept to the Planning and Zoning Commission for their discussion to receive input on the proposed mixed-use building. The applicant has provided preliminary illustrations showing a potential site layout, floor plan, and elevation to assist the Commission in their discussion.

***STAFF RECOMMENDATION:*** Staff does not have a recommendation at this time, but would request direction from the Commission related to the mixed-use concept and any site or building configurations they may feel to be potential issues or concerns.

***PROPOSED MOTION:*** None – Discussion Only.

***ATTACHMENTS:*** I.

***SUPPORTING DOCUMENTS:***

- I. Preliminary Site Configuration
- II. Preliminary Floor Plan
- III. Conceptual Elevation
- IV. Site Map

Prepared by: Ben Landhauser, City Planner