

PLANNING & ZONING AGENDA ITEM #5

Planning & Zoning Meeting date: 3/22/11

SUBJECT: Approval of a Rezoning request for 105 N. Warrior Lane (South 125 ft. of Lot 4, Enterprise Business Park Plat I) to change zoning from M-I (Light Industrial District) to C-I (Community and Highway Service Commercial District)

SYNOPSIS: It has come to staff's attention that the property located at 105 N. Warrior Lane which is the site of the former Medicap Pharmacy remains zoned M-I Light Industrial District. The current zoning of the property is inconsistent with the previous use of the property. Additionally, due to the size and the way the property was developed, M-I light industrial uses are pretty prohibitive for the future use of this property and are inconsistent with other properties located along N. Warrior Lane.

City staff has requested that the City Council begin the process of a City initiated rezoning of the property from M-I Light Industrial to C-I Community and Highway Service Commercial District. The City Council has set a public hearing date on this rezoning for April 4, 2011.

Staff has been in contact with the owner of the property and he is supportive of the rezoning of the property. Notice regarding the proposed rezoning was mailed to surrounding properties within 200 feet of the subject property on March 14, 2011. To date, staff has not received any correspondence for or against the proposed rezoning request.

STAFF RECOMMENDATION: There has recently been some interest in the sale of this building for another commercial use. However, until the property is rezoned that commercial use is not a permitted use. Based upon the surrounding built environment and the original intent of the development of this lot, staff is very supportive of the rezoning of this property from M-I Light Industrial to C-I Community and Highway Service Commercial District.

PROPOSED MOTION: Motion to Approve the Rezoning of 105 N. Warrior Lane (South 125 ft. of Lot 4, Enterprise Business Park Plat I) to change zoning from M-I (Light Industrial District) to C-I (Community and Highway Service Commercial District)

ATTACHMENTS:

SUPPORTING DOCUMENTS:

- I. Map Identifying Existing Zoning of the Area
- IV. Rezoning Map
- V. Notification Letter
- VI. Notification List

Prepared by: Brad Deets, Development Services Director