

ITEM NO. 1 IG TO CS; 1.95 ACRES; 1360, 1380, 1400, 1410 N 3RD ST (SLD)

Z-13-00401: Consider a request to rezone approximately 1.95 acres from IG (General Industrial) District to CS (Strip Commercial) District, located at 1360, 1380, 1400, and 1410 N. 3rd St. Submitted by Colliers International, for Evenshar, LLC., property owner of record.

STAFF PRESENTATION

Ms. Sandra Day presented the item.

APPLICANT PRESENTATION

Ms. Marilyn Bittenbender, Colliers International, said more than 80% of jobs and job growth came from small business. She said the property owner hired her to assist in finding tenants for their property. She said all of the interested tenants had been from users who were not allowed in the IG zoning district. She said she contacted all of the adjoining property owners and/or business owners, as well as the North Lawrence Improvement Association, and already addressed any concerns they had. She said this was a land use issue and felt this was an appropriate change to the property.

PUBLIC HEARING

Mr. Ted Boyle, North Lawrence Improvement Association, encouraged Planning Commission to change the zoning to CS to allow a variety of businesses to occupy the building.

ACTION TAKEN

Motioned by Commissioner Liese, seconded by Commissioner von Achen, to approve the request to rezone, Z-13-00401, approximately 1.95 acres from IG (General Industrial) District to CS (Strip Commercial) District, located at 1360, 1380, 1400, and 1410 N. 3rd St, based on the findings presented in the staff report and forwarding it to the City Commission with a recommendation for approval.

Unanimously approved 9-0.