

ITEM NO. 11 AMENDMENTS TO DEVELOPMENT CODE (JCR)

TA-08-15-08: Consider an amendment to Section 20-403 and 20-1766 of the Development Code to permit Light Equipment Sales/Rental uses, which includes car rental agencies, as a permitted use in the CN2 (Neighborhood Commercial) zoning district, and to clarify that this use includes an accessory wash bay and storage of vehicles onsite. Initiated by the Lawrence City Commission on August 26, 2008 at the request of Murl Westheffer of The Malls Retail Center/American Real Estate & Investments, Inc.

STAFF PRESENTATION

Mr. Joseph Rexwinkle presented the item.

Commissioner Moore inquired about other areas of town zoned CN2.

Mr. Rexwinkle said the analysis he did included the corner of 25th Street and Iowa Street where the former Food-4-Less building is zoned CN2 and that area is designated by Horizon 2020 as regional commercial. Also, near 9th Street and Iowa Street, the Hillcrest Shopping Center is zoned CN2 and that area is designated by Horizon 2020 as community commercial.

Commissioner Chaney inquired about the language 'light equipment' versus 'car rental agencies.'

Mr. Rexwinkle said that light equipment sales and rental uses include recreational vehicle sales, boat sales, a number of other equipment repair that staff did not feel was appropriate in a CN2 district, given the size of some of those vehicles and the amount of space they would take on the property. Staff limited it to just automobile sales and car rental, and also limited the number of vehicles stored on site so as to limit the impact and footprint of the use.

Commissioner Hird asked how 12 vehicles was figured and wondered how many vehicles Enterprise Rent-A-Car keeps on their site.

Mr. Rexwinkle said there was no real reason, it was just the number staff came up with.

Mr. McCullough said this particular site was looking for 6 vehicles and staff figured that these areas are typically multi-tenant areas so they will probably be governed by the lease they might have.

PUBLIC HEARING

No public comment.

ACTION TAKEN

Motioned by Commissioner Hird, seconded by Commissioner Singleton, to approve the proposed amendments [TA-08-15-08 to permit car rental agencies in the CN2 District with use standards] to Chapter 20, Development Code and forward to the City Commission.

Commissioner Hird said he was glad to see something going into The Malls because it needs to be revitalized.

Unanimously approved 6-0.