

ITEM NO. 9 UR TO CO; 2.98 ACRES; 525 WAKARUSA DR (MKM)

Z-11-20-09: Consider a request to rezone approximately 2.98 acres from UR (Urban Reserve) to CO (Office Commercial), located at 525 Wakarusa Drive. Submitted by Bartlett & West, Inc., for CPC Ventures, Inc., property owner of record.

STAFF PRESENTATION

Ms. Mary Miller presented the item.

Commissioner Harris inquired about the nodal plan and what it says about commercial development.

Ms. Miller said the area exceeded the amount of commercial space before the nodal plan was developed. When the nodal plan was developed different amounts of retail were recommended. These amounts were exceeded when additional commercial space was approved for the Bauer Farm development. She said this bit of commercial space might be more appropriate because it is intended for the office use, not to draw others to the site. She gave the example of a coffee shop that is limited retail use intended for the site area.

Commissioner Finkeldei said the nodal plan does not talk about overall commercial space, it talks about overall retail space, correct?

Ms. Miller said that was correct and the bank would not be included because it would not be commercial. She said they were looking at the potential for other retail uses, such as a fast food restaurant, if it was not more than 10% of the office area.

APPLICANT PRESENTATION

Mr. Steve Lacoste, Bartlett & West, was present for questioning. He said the intent is for a bank and that they were not looking for retail, it was just the most appropriate district that allows the ATM drive-up. He said they are not anticipating a fast food restaurant.

PUBLIC HEARING

No public comment.

ACTION TAKEN

Motioned by Commissioner Finkeldei, seconded by Commissioner Hird, to approve the rezoning of 525 Wakaursa Dr of approximately 2.982 acres from UR (Urban Reserve) District to CO (Office Commercial) District and forwarding it to the City Commission with a recommendation for approval based on the findings of fact found in the body of the staff report.

Unanimously approved 8-0. Student Commissioner Shelton voted in favor.