

ITEM NO. 3 PD TO PD; 2.61 ACRES; 2000 & 2040 W 31ST ST (SLD)

Z-3-4-10: Consider a request to rezone approximately 2.61 acres from PD-[Home Improvement Center- PCD-2 with use restrictions] to PD-[Home Improvements Center- PCD-2 with use restrictions amended to include office uses], located at 2000 & 2040 W 31st St. Submitted by Landplan Engineering, for Broadway Plaza II Lawrence Inc., property owners of record.

STAFF PRESENTATION

Ms. Sandra Day presented the item.

Commissioner Rasmussen asked if the reason for the request was to come into compliance with the Code.

Ms. Day said the applicant was granted temporary approval to have a leasing office space in one of the buildings as they were pursuing zoning.

APPLICANT PRESENTATION

Ms. Sheryl Vickers, Block and Company Real Estate, displayed the covenants on the overhead.

Commissioner Harris wondered why Mr. Peter Dellaportas opposed the request.

Ms. Day said his comments to her were that office and retail uses do not mix well and that the parking demand for office was higher than commercial. He did not support it. She said she tried to explain that the reverse is true with the parking standards.

Commissioner Blaser asked if there would be limitations on square footage.

Ms. Day said staff recommendation is to approve to allow office use with no cap on the office piece of it for the two pad sites.

Commissioner Hird asked if approved without a cap it would be up to the parties to sort out the private covenants.

Ms. Day said yes.

PUBLIC HEARING

No public comment.

COMMISSION DISCUSSION

Commissioner Singleton said she did not want to get involved in their contract negotiations. She said she would support staff recommendations.

ACTION TAKEN

Motioned by Commissioner Carter, seconded by Commissioner Liese, to approve the rezoning request for approximately 2.61 acres Lot 2, First National Addition No.2, a replat of Lots 1 & 4 First National Addition, and Lot 3, First National Addition from PD-[Home Improvement Center PCD-2] with use restrictions to PD-[Home Improvement Center PCD-2] with modified use restrictions to include office uses 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.