

ITEM NO. 2A RSO & CS TO CS; 3.3 ACRES; 2600 REDBUD LN, 2620 IOWA ST, 2626 IOWA ST, 2032 W 27TH ST (SLD)

Z-9-24-11: Consider a request to rezone approximately 3.3 acres from RSO (Single-Dwelling Residential-Office) & CS (Strip Commercial) to CS (Strip Commercial), located at 2600 Redbud Lane, 2620 Iowa Street, 2626 Iowa Street, and 2032 W 27th Street. Submitted by Landplan Engineering for KMAH LLC, property owner of record.

STAFF PRESENTATION

Ms. Sandra Day presented the item.

APPLICANT PRESENTATION

Mr. Matt Gough, Barber Emerson, agreed with the staff report. He said this would be an infill redevelopment of a busy retail corridor. He said there was strong public interest to see the site put back to productive use. He stated the rezoning applied to a small portion of the property. He said the denial of the applicant's neighborhood revitalization act application slowed down the development of the smaller lot. He said the larger parcel was still planned for development as an Olive Garden. He said the arrangement was not final but if all went well there would be a site plan application submitted for the large lot. He said regardless of the end user the rezoning and preliminary plat were prerequisites to putting the property back to productive use.

PUBLIC HEARING

No public comment.

ACTION TAKEN

Motioned by Commissioner Singleton, seconded by Commissioner Liese, to approve the request to rezone approximately 3.3 acres, from RSO (Single-Dwelling Residential-Office) District and CS (Strip Commercial) to CS (Strip Commercial) District based on the findings presented in the staff report and forwarding it to the City Commission.

Unanimously approved 8-0. Student Commissioner Davis voting in the affirmative.