

ITEM NO. 3 PCD TO CS; 1.07 ACRES; 3215 OUSDAHL RD (MKM)

Z-16-00545: Consider a request to rezone approximately 1.07 acres located at 3215 Ousdahl Rd from PCD-[Pine Ridge Plaza] (Planned Commercial Development) District to CS (Commercial Strip) District. Submitted by Paul Werner Architects on behalf of Jayhawk Acquisitions LLC, property owner of record.

STAFF PRESENTATION

Ms. Mary Miller presented the item.

APPLICANT PRESENTATION

Ms. Joy Rhea, Paul Werner Architects, was present for questioning.

PUBLIC HEARING

Mr. Jeff Tucker, 1801 W 31st St, wondered if the same owner owned the property to the north. He was curious if the property to the north would be demolished and rebuilt.

APPLICANT CLOSING COMMENTS

Ms. Rhea said the applicant did own all the property. She said the existing storage units would remain for now and worked around to make it a continuous development.

COMMISSION DISCUSSION

Commissioner Culver asked about the access point to the lots.

Ms. Miller said it was shared access to the north.

Ms. Rhea said there would be access on Ousdahl as well.

Commissioner Britton asked Mr. Tucker if his concerns had been addressed.

Mr. Tucker said the current buildings were dilapidated and vacant. He said people were living in the vacant storage units and doing drugs. He said it was an unsightly property with lots of trash.

Commissioner Kelly inquired about the confusing access and traffic at the intersection on 31st Street near the post office.

Ms. Stogsdill said that change occurred when Home Depot and Best Buy were built on the north side and they needed a lighted intersection. She said the post office access changed at that time. She stated the access was shared with the east end of Pine Ridge Plaza and not the best example of coordinated development.

Commissioner Kelly asked if the applicant was thinking of going across the drainage ditch area.

Ms. Rhea said there would be a building along there to shore things up a bit. She stated the long term plan was to eventually tear down the existing buildings and build new buildings to match.

Commissioner Kelly asked staff to explain the site planning stage to the public.

Mr. McCullough said it was helpful to have input regarding site plans and what the issues are at a particular site. He said they could address some of the concerns through site planning design, with such things as a security gate, lighting, etc.

ACTION TAKEN

Motioned by Commissioner Britton, seconded by Commissioner Willey, to approve the rezoning request, Z-16-00545, for approximately 1.07 acres from PCD-[Pine Ridge Plaza] (Planned Commercial Development) District to CS (Commercial Strip) 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 9-0.

DRAFT