

**ITEM NO. 2A REZONING FROM RSO TO RMO; 3705 CLINTON PKWY (BJP)**

**Z-17-00386:** Consider a request to rezone approximately 150,000 sq ft from RSO (Single-Dwelling Residential-Office) District to RMO (Multi-Dwelling Residential-Office) District, located at 3705 Clinton Pkwy. Submitted by Allen Belot Architect, for Kansas District of Wesleyan Church Inc, property owner of record.

**ITEM NO. 2B SPECIAL USE PERMIT FOR ACTIVE RECREATION; 3705 CLINTON PKWY (BJP)**

**SUP-17-00383:** Consider a Special Use Permit for *Active Recreation* at 3705 Clinton Pkwy. Submitted by Allen Belot Architect, for Kansas District of Wesleyan Church Inc, property owner of record.

**STAFF PRESENTATION**

Ms. Becky Pepper presented Items 2A-2B together.

**APPLICANT PRESENTATION**

Mr. Allen Belot, Allen Belot Architect, was present for questioning.

**PUBLIC HEARING**

No public comment.

**COMMISSION DISCUSSION**

Commissioner Sinclair asked if there were any comments received from the neighbors to the south.

Ms. Pepper said no.

Commissioner Carpenter asked if a 4' fence would be tall enough to block headlights from shining into house windows.

Mr. Belot said there was quite a bit of landscaping but that a fence was the applicant's solution.

Mr. McCullough said all of the properties to the south had rental licenses and that staff typically do not receive comments from renters.

**ACTION TAKEN ON ITEM 2A**

Motioned by Commissioner Culver, seconded by Commissioner Carpenter, to approve the request to rezone approximately 150,000 sq ft from RSO (Single-Dwelling Residential - Office) District to RMO (Multi-Dwelling Residential - Office) District based on the findings presented in the staff report and forwarding it to the City Commission with a recommendation for approval.

Commissioner Kelly said he was in favor of multi-use infill development and that it would provide recreation for the kids living in the area. He said he preferred a fence over shrubs.

Motion carried 6-0-1, with Commissioner Willey abstaining.

**ACTION TAKEN ON ITEM 2B**

Motioned by Commissioner Culver, seconded by Commissioner Kelly, to approve a Special Use Permit to allow a building addition for *Active Recreation* at 3705 Clinton Parkway, and forwarding the request to the City Commission with a recommendation of approval, subject to the following conditions:

1. Provision of a site plan performance agreement.

2. Submittal of building elevations for the new structure with the building permit for review for compliance with the Community Design Standards.
3. Submittal of a drainage study and approval by the City Stormwater Engineer.

Motion carried 6-0-1, with Commissioner Willey abstaining.

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