

ITEM NO. 5 REZONING 2.7 ACRES FROM IBP TO IL; 1900 WAKARUSA DR (KEW)

Z-18-00495: Consider rezoning approximately 2.7 acres from IBP (Industrial/Business Park) District to IL (Limited Industrial) District, located at 1900 Wakarusa Dr. Submitted by Home Sweet Home on behalf of Larry McElwain, property owner of record.

STAFF PRESENTATION

Katherine Weik presented the item.

APPLICANT PRESENTATION

Anthony Barnett, Home Sweet Home, provided a presentation on the overhead. He said he was expanding his business with a 'pet campus' to meet the community need. He said the pet campus would include the pairing of for-profit and non-profit entities of Home Sweet Home, Pawsh Wash, Lawrence Humane Society, and Symbiotic Behavioral Treatment Center.

Amber Nickle, Pawsh Wash, said that she was looking to expand her business and services.

PUBLIC HEARING

No public comment.

COMMISSION DISCUSSION

Commissioner Sands asked if staff did an analysis on whether this conditional zoning would fit the new standards.

Weik said no.

Commissioner Sands felt Planning Commission should take the language from the conditional zoning text amendment into consideration.

Commissioner Willey said she liked seeing local businesses grow.

Commissioner Carttar inquired about the specific uses that required a zoning change. He said there was an existing veterinary office near the proposed site.

Weik said the veterinary office he was referring to had an accessory kennel use as part of the veterinary clinic and was permitted in the IBP zoning district. She said the kennel use on its own was not permitted in the IBP zoning district. She said sales and grooming fell under the Animal Services category as well.

Commissioner Carttar inquired about the zoning of the existing Home Sweet Home location.

Weik said she believed it was IL zoning.

Commissioner Sands said going from IBP to IL was not a lesser change. He said because it was not a lesser change it fulfilled the conditions that must be met with conditional zoning. He felt the project, under new conditional zoning standards, would apply.

Commissioner Carpenter said the application was submitted under the old standards, prior to the conditional zoning text amendment that Planning Commission just recommended approval of. He said he would vote in favor of it.

ACTION TAKEN

Motioned by Commissioner Sands, seconded by Commissioner Carttar, to approve the request to rezone approximately 2.7 acres from IBP (Industrial/Business Park) District to IL (Limited Industrial) District, with use restrictions, 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, subject to the following condition: Permitted uses are limited to those listed below:

- a. *College/University*
- b. *Day Care Center*
- c. *Event Center, Small*
- d. *Event Center, Large*
- e. *Postal & Parcel Service*
- f. *Public Safety*
- g. *Active Funeral and Interment*
- h. *Temporary Shelter (Special Use only)*
- i. *Social Service Agency*
- j. *Community Meal Program (Special Use only)*
- k. *Utilities, Minor (Special Use only)*
- l. *Utilities and Service, major (Special Use only)*
- m. *Health Care Office, Health Care Clinic*
- n. *Active Recreation*
- o. *Participant Sports & Recreation, Indoor*
- p. *Participant Sports & Recreation, Outdoor*
- q. *Passive Recreation*
- r. *Nature Preserve/Undeveloped*
- s. *Veterinary*
- t. *Kennel*
- u. *Sales & Grooming*
- v. *Accessory Bar (Accessory Use only)*
- w. *Restaurant, Quality*
- x. *Administrative and Professional (Office)*
- y. *Financial, Insurance & Real Estate (Office)*
- z. *Payday Advance, Car Title Loan Business*
- aa. *Office, Other*
- bb. *Parking Facility, Commercial*
- cc. *Business Equipment*
- dd. *Business Support*
- ee. *Maker Space, Limited*
- ff. *Maker Space, Intensive*
- gg. *Manufacturing & Production, Ltd.*
- hh. *Manufacturing & Production, Tech.*
- ii. *Research Service*
- jj. *Exterior Storage (Accessory Use only)*
- kk. *Wholesale Storage & Distribution, Light*
- ll. *Mini-warehouse*
- mm. *Agriculture, Crop*
- nn. *Agricultural, small animal (Accessory Use Only)*
- oo. *Farmer's Market*
- pp. *On-site agricultural sales (Accessory Use only)*
- qq. *Amateur & Receive-Only Antennas (Accessory Use Only)*
- rr. *Broadcasting Tower*
- ss. *Communications Service Establishment*
- tt. *Wireless Facility - Antenna (Accessory Use only)*
- uu. *Wireless Support Structure (Special Use only)*
- vv. *Satellite dish (Accessory Use only)*
- ww. *Recycling Facilities, Small Collection*

Motion carried 9-0-1, with Commissioner Kelly abstaining. Commissioners Butler, Carpenter, Carttar, Paden, Sands, Sinclair, Struckhoff, Weaver, and Willey voted in favor.

DRAFT