

Item 25-0548: Request to approve Rezoning #3-25 for the subject parcel located at 119 East Harrison Street from C-2 General Commercial District to R-1C Central City Residential District

Item 25-0550: Request to approve Comprehensive Plan 2010-2030 Future Land Use Map Amendment #1-25 for the subject parcel located at the northeast corner of E. Goodland Drive and N. Conkey Street from future Business/Industrial land use designation to future Commercial land use designation

Item 25-0552: Request to approve Rezoning #4-25 for the subject parcel located at the northeast corner of E. Goodland Drive and N. Conkey Street from M-1 Industrial Park District to C-2 General Commercial District

City Plan Commission

Wed, May 28, 2025 3:30PM

Mayor Jake Woodford 01:04

On to public hearings and appearances. First is 25-0547 rezoning number 3-25 for the subject parcel located at 119 East Harrison Street, and Colin is going to tell us about this one. All right, go ahead.

Principal Planner Colin Kafka 01:21

Thank you, Mayor. So, this rezoning is petitioned by the applicant with owner approval to rezone this subject parcel here from C2 general commercial district to the R1C Central City Residential District. The applicant intends to construct a single family detached dwelling on the subject parcel, and that is why they are requesting the rezoning. The parcel is quite small. It's just over 2400 square feet. It's remained vacant since 2011. Previously, there had been a two-story structure that took up most of the parcel. Ground floor was commercial and above on the second floor was a residential dwelling unit.

Principal Planner Colin Kafka 02:04

The lot is an existing, non-conforming lot of record currently does not meet the minimum lot size in the c2 district. And so, moving forward, the relevant sections of chapter 23 zoning will apply to it as an existing, legal, non-conforming lot.

Principal Planner Colin Kafka 02:27

The surrounding land uses are generally commercial and residential in nature. You also see that I believe it's Coaster—Koester Alley is publicly owned, so public right of way on the west side of the parcel, and then north of it is Harrison Street. So, it's a corner lot. Included with this rezoning if it's approved, there's several future actions. Community development staff will work with the applicants to ensure that any future development complies with all relevant sections of municipal code, in particular section 23-42 for non-conforming building structures, uses, and lots, as well as 23-43 for accessory uses, buildings, and structures, as well as 23-51 zoning with design requirements. So, we've had conversation with the applicant on what a single family detached house would be allowed to look like on this parcel in the future.

Principal Planner Colin Kafka 03:29

For all standard zoning map amendments, one of three conditions need to be met. This one specifically—in order for the rezoning request to be approved or recommended by staff it needs to be in conformance with the future comprehensive plan, future land use map. The future land use map identifies the parcel as future one and

two family, and so staff finds that this is in alignment with the comp plan. With that, staff is recommending approval of this rezoning.

Mayor Jake Woodford 04:00

Okay. Thank you. And this is a public hearing. Is there anyone who wishes to speak? This is a public hearing. Is there anyone who wishes to speak? This is a public hearing. Is there anyone who wishes to speak? Hearing, none. I declare this public hearing closed.

Mayor Jake Woodford 04:19

Let's move to the associated action item. This is item 25-0548 request to approve rezoning number 3-25 for the subject parcel located at 119 East Harrison Street. Looking for a motion. We have a motion and a second to approve. Any discussion on the item?

Mayor Jake Woodford 04:44

All right, hearing none, all those in favor, please signify by saying aye. Aye. Any opposed? All right with none opposed, that item has been approved.

Mayor Jake Woodford 04:55

All right, back to public hearings and appearances. Our second hearing today is item 25-0549, comprehensive plan 2010 to 2030 future land use map amendment number 1-25, for the subject parcel located at the northeast corner of East Goodland drive and North Conkey streets. And Colin, back to you.

Principal Planner Colin Kafka 05:17

Thank you, Mayor. Yes. So, this action item includes both a future land use map amendment as well as a rezoning for the parcel. The parcel number is 31-1-6723-12. So, this subject parcel here has been—historically, it was platted as part of this this business park, this industrial park, and it is remain vacant, actually ever since. The future land use map identifies it as future business slash industrial. And so, the applicant is proposing to both update the future land use map from the future business slash industrial designation to the commercial designation in order to facilitate a rezoning of the parcel from the M1 industrial district—Industrial Park District, sorry, to the C2 general commercial district.

Principal Planner Colin Kafka 06:14

And the overall intent—the applicant has approached the city and is interested in building a clinic, ambulatory surgery, and office building. Under zoning that would meet the definition of professional services, which is requiring the rezoning. It's immediately adjacent to a large regional medical center on the west of the site. Kind of segue ways into—the surrounding uses are a mix of industrial as well as commercial uses, and with all future land use map changes to the comp plan, I should say, we found that since this parcel is adjacent to a future commercial parcel, that medical office hospital I should say that immediately going across the street, going across the right of way that this parcel would be able to have its future land use designation changed given its proximity to an adjacent land use of commercial.

Principal Planner Colin Kafka 07:22

There were several goals and objectives that this—sorry—this comprehensive map update lined up with the comp plan and for future actions if both the future land use map amendment as well as the rezoning are approved, the applicant would be submitting a site plan, and so staff would be reviewing that site plan against 23-57 of the municipal code, as well as all other relevant sections.

Principal Planner Colin Kafka 07:54

As I had mentioned, actually in the previous item, any zoning map amendments need to meet one of the one of three requirements. In this particular case, if the future land use map amendment is changed to future commercial then the rezoning will be in conformance with that designation. So, with all that being said, staff is recommending both approval of the future land use map amendment as well as the rezoning. And then the note is that, if approved, the rezoning will be reported out at the same Common Council meeting as the proposed comprehensive plan amendment to accurately reflect the change in future land use designation.

Mayor Jake Woodford 08:36

Thank you. This is a public hearing. Is there anyone who wishes to speak? This is a public hearing. Is there anyone who wishes to speak? This is a public hearing. Is there anyone who wishes to speak? Hearing none, I declare this public hearing closed.

Mayor Jake Woodford 08:54

We'll move to the associated action item, which is 25-0550 request to approve comprehensive plan 2010 to 2030 future land use map amendment number 1-25 for the subject parcel located at north east—at the northeast corner of East Goodland Drive and North Conkey Street. Need a motion. We have a motion and a second to approve. Discussion from the Commission.

Mayor Jake Woodford 09:25

So, I think worth noting here that in in the report we received this this land has been in this state for some time under the existing future land use and zoning and has not been activated. So, this represents an opportunity to get this site activated, and given the adjacency to like uses makes good sense to make this change. I think it is worth pointing out that as a city, we are fairly constrained when it comes to opportunities for new manufacturing facilities in the community, but in this case, the staff report, I think, outlines the case for the Plan Commission's consideration. So just want to make note of that.

Mayor Jake Woodford 10:17

Any further discussion from the commission? Hearing none, we have a motion and a second to approve. All those in favor please signify by saying aye. Aye. Any opposed? With none opposed.

Mayor Jake Woodford 10:30

We have one more public hearing. This is item 25-0551, rezoning number 4-25 for the subject parcel located at the northeast corner of East Goodland drive and North Conkey Street. And we've already received the report which was inclusive of this public hearing. So, at this time, we'll open the public hearing. This is public hearing. Is there anyone who wishes to speak? This is a public hearing. Is there anyone who wishes to speak? This is a public hearing? Is there anyone who wishes to speak? Hearing none, I declare this public hearing closed.

Mayor Jake Woodford 11:06

And we'll move to the associated action item. This is 25-0552, request to approve rezoning number 4-25 for the subject parcel located at the northeast corner of East Goodland drive and North Conkey Street. Looking for a motion. We have a motion and a second to approve. Any discussion from the Commission? Hearing none, all those in favor, please signify by saying aye. Aye. Any opposed? With none opposed, that item is approved.