

PC Minutes 2/21/18

ITEM NO. 2A REZONING FROM RS10 TO CS; 1105 E 23RD ST (MKM)

Z-17-00694: Consider a request to rezone approximately 1.768 acres from RS10 (Single-Dwelling Residential) District to CS (Commercial Strip) District, located at 1105 E 23rd St. Submitted by Grob Engineering Services LLC on behalf of Hedge Tree, LLC, property owner of record.

ITEM NO. 2B PRELIMINARY PLAT; 1105 E 23RD ST (MKM)

PP-17-00693: Consider a Preliminary Plat for 8N Business Center, a two-lot commercial subdivision on approximately 2.76 acres, located at 1105 E 23rd Street. Submitted by Grob Engineering Services LLC on behalf of Hedge Tree, LLC, property owner of record.

STAFF PRESENTATION

Ms. Mary Miller presented items 2A & 2B together.

APPLICANT PRESENTATION

Mr. Dean Grob, Grob Engineering, was present for questioning.

PUBLIC HEARING

Mr. Kevin Stewart, 1060 Home Circle, concerned about the impact of development to his property. He expressed concern regarding privacy, noise, lighting, and traffic. He said Lawrence Kia had expanded in a massive way and had negatively impacted the area with increased traffic on E 24th Street.

COMMISSION DISCUSSION

Commissioner Willey asked about a traffic impact study.

Ms. Miller said the City Engineer indicated he would need a traffic impact study with any development in the future.

Commissioner Carpenter said the area was mixed use. He said the proposed draft plan used the detention pond as a buffer. He said he was in favor of the plat and rezoning. He expressed concern about increased traffic.

ACTION TAKEN on 2A

Motioned by Commissioner Carpenter, seconded by Commissioner Willey, to approve the rezoning request, Z-17-00694, for approximately 1.768 acres from RS10 (Single-Dwelling Residential) District to CS (Commercial Strip) District, located at 1105 E 23rd St, 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.

ACTION TAKEN on 2B

Motioned by Commissioner Carpenter, seconded by Commissioner Willey, to approve the Preliminary Plat for 8N Business Center, a two-lot commercial subdivision on approximately 2.76 acres located at 1105 E 23rd St.

Unanimously approved 9-0.