

Planning Commission Agenda Item Memo

From: Ryan Miller, City Planner
Meeting: June 4, 2026
Subject: Rezone Block 2 of Northern Plains Addition
Presenter: Ryan Miller, City Planner

Summary and Recommended Action:

Northern Plains Properties LLC has submitted a petition to rezone Block 2 of Northern Plains Addition from a Business B-2A Office District to a Planned Development District with a Business B-2A underlying district. Staff recommends approval.

Item Details:

Block 2 of Northern Plains Addition was rezoned from a Residence R-1A single-family district to a Business B-2A office district in 2021. Property to the east was again rezoned to a Residence R-2 two-family district where townhomes have since been built. Property to south was developed into a dental office.

A potential use in Block 2 has been identified which would require retail sales to be established as an allowable use. The Business B-2A office district does not allow retail sales. The proposal is to rezone Block 2 to a Planned Development District to allow retail in the underlying B-2A district with the following conditions:

- Businesses keep regular business hours (7:00 am to 7:00 pm)
- Prohibited Uses:
 - o Businesses that serve alcohol or cannabis (or cannabis-derived products)
 - o Tobacco, vape, or nicotine sales
 - o Convenience stores
 - o Drive-thru

The Initial Development Plan proposes three potential buildings utilizing shared parking. Access to the development would be located along Cloverfield Place and Mayfield Drive. No direct access to Main Avenue is proposed.

Supporting Documentation:

Hearing Notice
Petition to Rezone
Initial Development Plan
Location Map
Zoning Map
Future Land Use Map