

City Council Agenda Memo

From: Mike Struck, Community Development Director

Meeting: January 28, 2020

Subject: Joint Jurisdiction Rezoning Request for the South 150' of the East 165' of Lot 1, Krogman First Addition, in the SE ¼ of the SE ¼ of Section 16T110N-R50W, from Joint Jurisdiction Residence R-1B to a Joint Jurisdiction Business B-3 Heavy District. (1806 US Highway 14)

Person(s) Responsible: Mike Struck, Community Development Director

Summary:

The applicant is seeking a rezoning request for a portion of property located at 1806 US Highway 14 from JJR-1B to JJB-3 District as the applicant would like to relocate the existing residence and use the property for a use consistent with the Joint Jurisdiction B-3 District.

Background:

The 2.32-acre property is located just north of US Highway 14 and a portion of the land was rezoned from JJB-3 to JJR-1B in 1995 to allow for a residence to be constructed. The ownership of the property has changed and the current owner would like to relocate the existing home to another location and use the entire parcel for business uses. The land to be rezoned is entirely surrounded by property zoned JJB-3 with the RJ's Gas Stop immediately to the south.

Both the County and City Planning Commissions recommended approval of the rezoning request at the Joint Planning Commission Meeting on December 2, 2019. The County Commissioners and City Council hear the rezoning request and make the final determination. The rezoning request is completed through an ordinance which requires two (2) readings.

Discussion:

Staff has no concerns with the rezoning request as it is supported by the City Comprehensive Plan and the existing surrounding land uses.

Legal Consideration:

None.

Financial Consideration:

None.

Options:

The City Council has the following options:

1. Approve as presented
2. Deny

Staff Recommendation:

Staff recommends approval of the rezoning request.

Planning Commission:

The City and County Planning Commissions both unanimously recommend approval of the rezoning request.

Action Requested:

Approval of the rezoning request.

Supporting Documentation:

1. Ordinance – Clean
2. Ordinance – Marked
3. Notice
4. 12-02-2019 Planning Commission Minutes
5. Rezoning Applications
6. Zoning Exhibit Map
7. Aerial Map
8. JJB-3 District
9. County Staff Report