

Draft Minutes for the August 4th Planning Commission Regular Meeting

c) PZ26-0216 Public hearing and recommendation to City Council, requested by Patrick W. Christensen, on behalf of Karma Enterprises NB LLC, to rezone approximately 2.7 acres out of the Bentwood Commercial Unit Three, Lot 3, from APD SUP (Agricultural/Pre-development District with a Special Use Permit to allow a retail development with specific uses) to C-1A (Neighborhood Business District), currently addressed at 2009 South Walnut Avenue.

Mary Lovell introduced the aforementioned item.

Chair Sonier asked if there were any questions for staff.

Discussion followed on prior restrictions on the property.

Chair Sonier invited the applicant to speak on the item.

Applicant Patrick Christensen explained the request, noting the history of the previous special use permit issued before construction on the site. He described how the restrictive nature of that permit has become a detriment and stated that there are no future plans for remodeling.

Chair Sonier opened the public hearing and asked if anyone present wished to speak on the item.

0 individuals spoke in favor of the item.

0 individuals spoke in opposition of the item.

Chair Sonier closed the public hearing.

Chair Sonier asked if there were any further discussion or motion to be made.

Discussion followed on the zone change to C1-A, as well better alignment with current city codes.

Motion by Commissioner Allsup, seconded by Commissioner Rudy, to approve the item. Motion carries (5-1-0).