

SPECIAL MEETING

CITY PLANNING AND ZONING COMMISSION

QUARTERLY ZONING HEARING

Wednesday December 19, 1962 - 8:00 A. M.

CONFERENCE ROOM - CITY HALL

Members present: Chairman Bob Baker, Messrs. Ray Meacham, Art Hadden, Elmer Nelson, Mrs. Betty Russel, and Mrs. Barbara Hyde.

Others present: J. E. Stockton, Building Inspector, Don Warner, Development Director, and City Manager, Joe Lacy.

The meeting was called to order by Chairman Baker.

PURPOSE OF MEETING:

Chairman Baker stated that this meeting had been called as a regular Quarterly Hearing for zoning items. Mr. Nelson asked to be excused from participating as a member since he was one of the applicants for the change of zoning.

I. CONSIDERATION OF REQUESTED ZONING CHANGE OF LOTS 1, 2, 3, 4, and 5 BLOCK 3 AND LOTS 1,2,3,4 and 5 BLOCK 4 PARKPLACE SUBDIVISION.

Chairman Baker read a petition for a change of zoning from R-3 (Multi-Family Residence) to B-1 (Limited Business) for Lots 1-5, Block 3 and Lots 1-5, Block 4, all in Parkplace Heights Subdivision. The petition was signed by owners of all above lots. Mr. Nelson explained that his reason for requesting the change was to allow the extension of his motel-apartments, to the East on land recently purchased by him, Present R-3 zoning would allow the extension if all units contained full living facilities (kitchen and bath) but he wished several of the units to be motel type without the kitchens. The plan would place all access and parking on the south behind the units and not on Glenwood Avenue. He also intends to close the present drive-thru between the parking area and Glenwood which would further add to the separation of this use from the residential use on the North side of Glenwood. It was stated in discussion that the B-1 being requested would allow his intended building as a conditional use but that this would be more in keeping with the surrounding uses than to consider extending the present C-1 use back from North Avenue. It was felt that C-1 zoning would allow far too many heavy uses for this type area.

No one appeared in opposition to the proposal which had been advertised and posted in accordance with the City Zoning Ordinance. Don Warner stated that he had received one phone call from an adjoining property owner as a result of the signs being posted. This property owner asked for an explanation of B-1 Zoning and its allowed uses. On being informed of the scope of B-1 Zoning, no objection to the change was expressed.

The hearing was closed.

Mrs. Hyde made a motion that the change as requested, a change in the Zone District Map from R-3 to B-1 for Lots 1-5, Block 3 and Lots 1-5, Block 4 all in Parkplace Heights Subdivision, be recommended to the City Council. The motion was seconded and passed. Five Aye- Elmer Nelson abstaining.

II. ADJOURNMENT:

There being no further business to come before the Commission, the meeting was adjourned.