



STAFF REPORT

City of Arkansas City Neighborhood Services Division

Josh White, Principal Planner

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CASE NUMBER
RZ-2024-119

APPLICANT/PROPERTY OWNER
LiftCo LLC

PUBLIC HEARING DATE
June 11, 2024

PROPERTY ADDRESS/LOCATION
1640 N 15th Street

SUMMARY OF REQUEST

The subject property is located at 1640 N 15th Street. The surrounding area is comprised of residential and public uses. The property consists of approximately 0.9 acres. The project will be to redevelop the LiftCo site for residential use. The applicant is requesting a rezone from the I-1, Light Industrial District to an R-1, Low Density Residential District. Staff recommend approval of the rezone.



Map data ©2024 Esri World Topographic map

<p>EXISTING ZONING I-1 Light Industrial District</p>	<p>EXISTING LAND USE Industrial</p>	<p>SURROUNDING ZONING & LAND USE North: P; Public (ballfields) South: R-1; Residential East: R-1; Residential West: P; Public (Cemetery)</p>	<p>SITE IMPROVEMENTS Industrial facility and parking</p>	<p>SIZE OF PROPERTY 137 ft X 310 ft 0.9 acres</p>
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STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

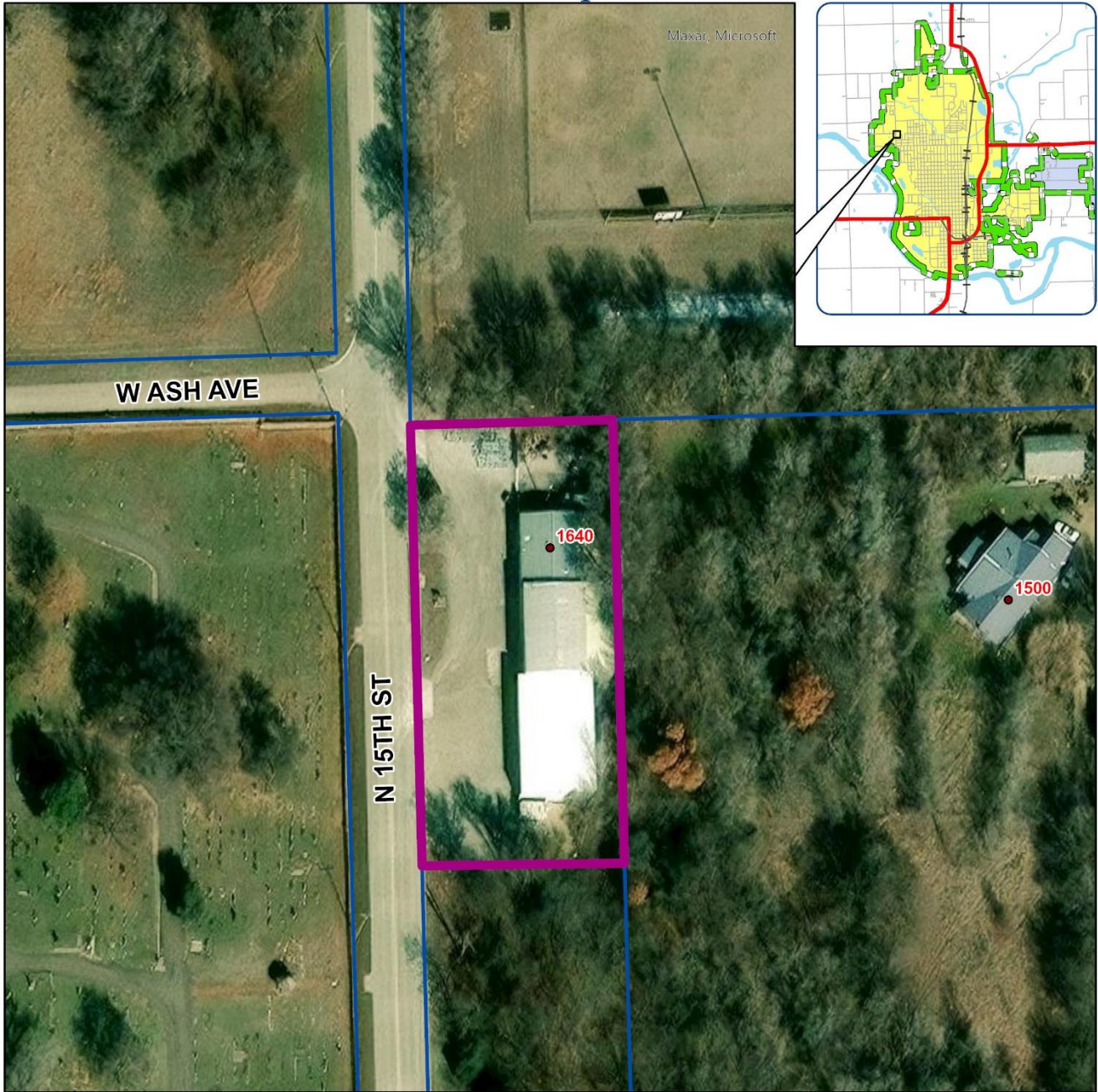
COMPATIBILITY with the COMPREHENSIVE PLAN
The Future Land Use portion of the Comprehensive Plan designates this property as industrial since it has long been an industrial site. The surrounding properties are designated as either public or residential though. The city needs additional housing as noted in the Plan and this conversion will add a housing unit to the city supply which helps to "Encourage the availability of housing for all ages and income groups."

PROPERTY HISTORY
According to County Records the original building was built in 1965 (accuracy questionable) with additional improvements in 2009, 2011 and 2014. In 1971, the property was rezoned from R-2 to B-2 (similar to C-3) for the purpose of constructing a metal building 40 x 60 for a fruit market. This was for the entirety of Lot 1. The property at some point was split but no records were found as to when this occurred other than it was split prior to 1981. In 1981, a conditional use permit was granted for the placement of a mobile home. On the application, it was noted that the present use of the property was a pawn shop, body shop and 2 mobile homes. In 2014, the property was rezoned to I-1 along with the city-wide rezoning.

COMPATIBILITY with the ZONING ORDINANCE
The surrounding area is comprised of residential and public uses. It is the intent of the residential zoning districts to provide for areas of low, medium and high-density residential development including certain public or private uses which are compatible with residential development. The change in classification would be consistent with the intent and purpose of these regulations and would remove what might be considered a spot zone.

Area map

Rezone Request



A request to rezone 1640 N 15th Street
from an
I-1 Light Industrial District
to an
R-1 Low Density Residential District

-  Rezone
-  Property Lines

Produced by the
City of Arkansas City GIS
using the best available
data to date.
Created: May 23, 2024



Future Land Use map

Rezone Request



A request to rezone 1640 N 15th Street
from an
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to an
R-1 Low Density Residential District

 Rezone

 Property Lines

Future Land Use

 Residential

 Industrial

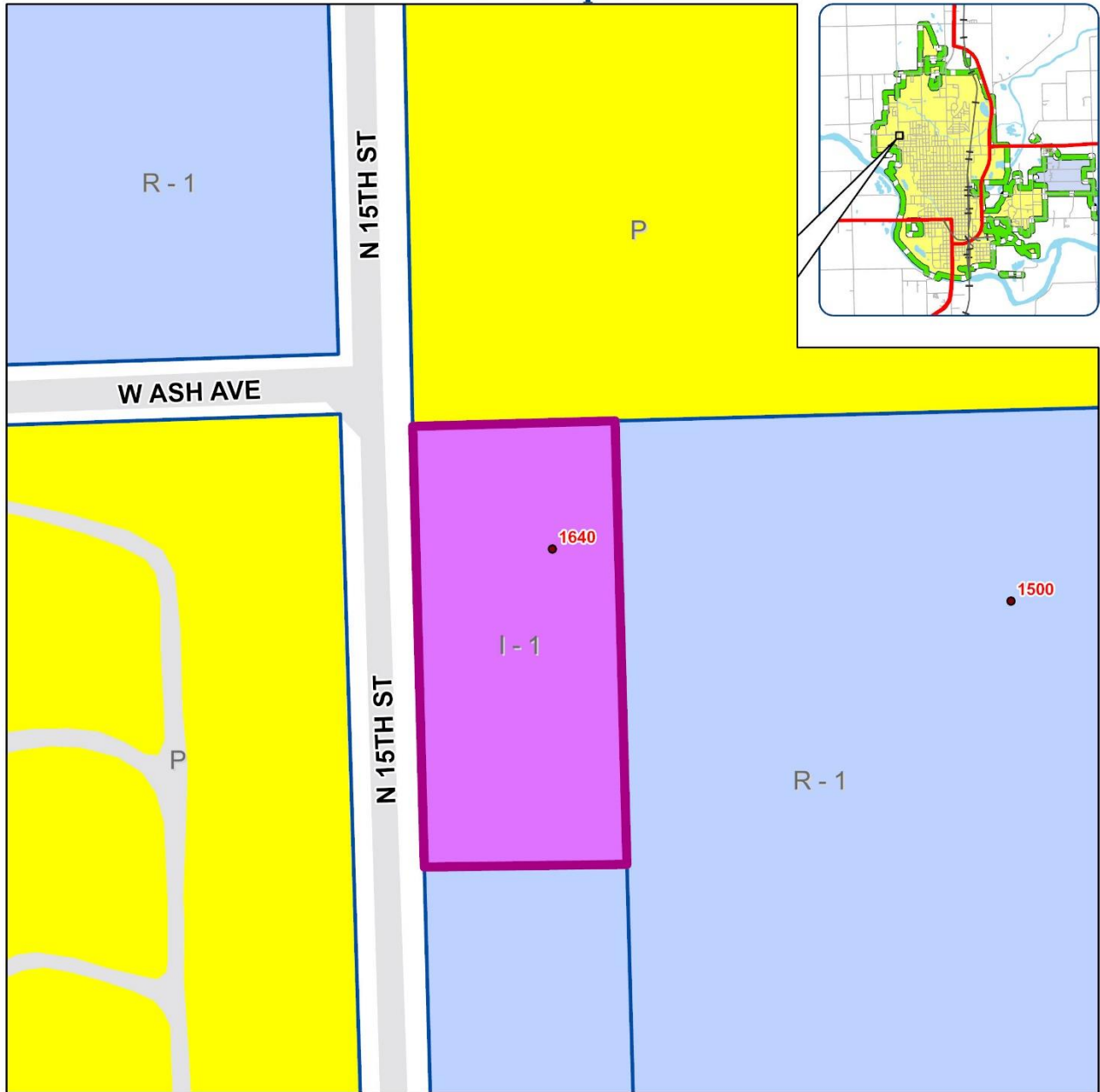
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Zoning map

Rezone Request



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Zoning

-  R-1, Low Density Residential District
-  I-1, Light Industrial District
-  P, Public Use District

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Site Plan

No site plan was provided and was not required for the application.

Findings

When a proposed amendment would result in a change of the zoning classification of any specific property, the recommendation of the Planning Commission, accompanied by a copy of the record of the hearing, shall contain statements as to the present classification, the classification under the proposed amendment, the reasons for seeking such reclassification, a summary of the facts presented, and a statement of the factors upon which the recommendation of the Planning Commission is based, using the following guidelines. Note that all references to agriculture in this report also include associated residential uses.

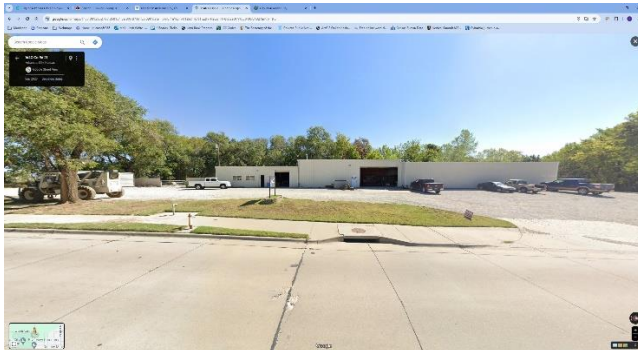
1. Whether the change in classification would be consistent with the intent and purpose of these regulations.

The surrounding area is comprised of residential and public uses. It is the intent of the residential zoning districts to provide for areas of low, medium, and high-density residential development including certain public or private uses which are compatible with residential development. The change in classification would be consistent with the intent and purpose of these regulations and would remove what might be considered a spot zone.

2. The character and condition of the surrounding neighborhood and its effect on the proposed change.

The surrounding area is comprised of residential and public uses.

Neighborhood Photos

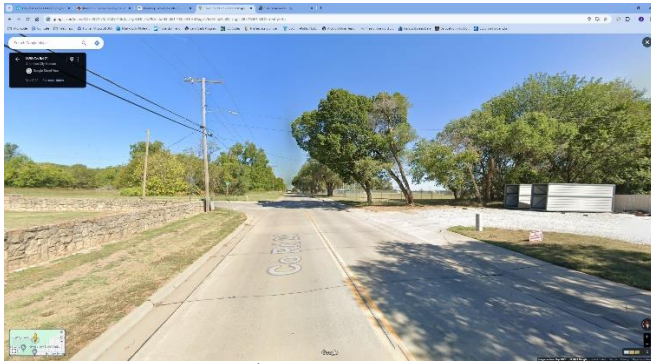


Subject Property Google Streetview from September 2023

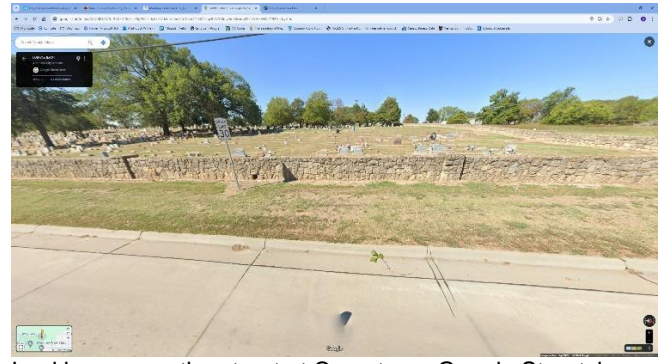


N Mobile Home
Sawn Shop, body shop

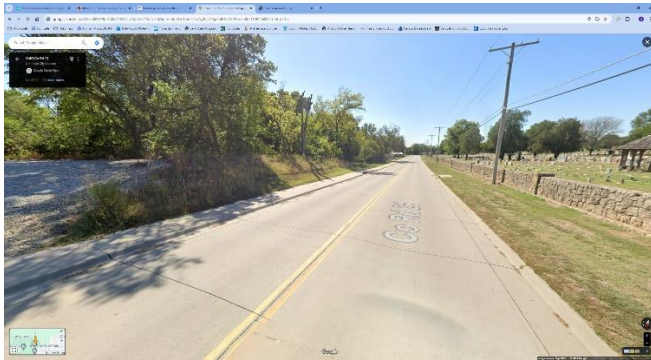
Site condition in 1981 taken from MH-1981-042 case file.



Looking North along 15th Street Google Streetview from September 2023. Ballfields are on the right in the background.



Looking across the street at Cemetery. Google Streetview from September 2023.



Looking South along 15th Street. Google Streetview from September 2023.

3. Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions.

The current Light Industrial District does not allow the proposed use. The proposed R-1 district allows residential uses as proposed. The conditions of the area are not changing outside of this property. This property was a long-established industrial facility, but the business is closing, and the proposal is to change the building to residential use.

4. The current zoning and uses of nearby properties, and the effect on existing nearby land uses upon such a change in classification.

The properties surrounding the site are residential and public. The proposed use is generally the same intensity as the surrounding uses. The change in classification would be more compatible with the nearby properties.

5. Whether every use that would be permitted on the property as reclassified would be compatible with the uses permitted on other property in the immediate vicinity.

The proposed district is more compatible and more restrictive with the surrounding properties than the current district.

6. The suitability of the applicant's property for the uses to which it has been restricted.

The property is currently zoned for light industrial use. The site has long been an industrial site and has become an integrated part of this neighborhood, but the business has closed, and the buyer of the property wishes to use the building as a residential use. By restricting the allowed use of this property, it will be more compatible with the area.

7. The length of time the subject property has remained vacant or undeveloped as zoned.

The property is not currently vacant.

8. Whether adequate sewer and water facilities, and all other needed public services exist or can be provided to serve the uses that would be permitted on the property if it were reclassified.

No additional infrastructure will be required.

9. The general amount of vacant land that currently has the same zoning classification proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances that make a substantial part of such vacant land available or not available for development.

There is other land available with residential zoning. The use of the property is changing, and this is an appropriate time to make the zoning of this property more compatible with the surrounding area.

10. Whether the proposed amendment would be in conformance to and further enhance the implementation of the City's Comprehensive Plan.

The Future Land Use portion of the Comprehensive Plan designates this property as industrial since it has long been an industrial site. The surrounding properties are designated as either public or residential though. The city needs additional housing as noted in the Plan and this conversion will add a housing unit to the city supply which helps to "Encourage the availability of housing for all ages and income groups."

11. Whether the relative gain to the public health, safety, and general welfare outweighs the hardship imposed upon the applicant by not upgrading the value of the property by such reclassification; and,

Public health, safety and general welfare should not be negatively impacted by this rezoning. In fact, public health may be improved by this reclassification as it will lower the intensity of use and reduce the occurrences of noise from the property.

12. Such other factors as the Planning Commission may deem relevant from the facts and evidence presented in the application.

13. The recommendations of professional staff.

It is the recommendation of staff that the requested rezoning I-1 to R-1 be approved based on the following conclusions:

- The project will make the property more compatible with the surrounding area.
 - No additional infrastructure will be needed.
 - The project will add a housing unit to the city's supply, albeit with the loss of a few jobs.
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