



# Planning Commission Agenda Item

**Meeting Date:** 6/11/24  
**From:** Josh White, Principal Planner  
**Item:** 1640 N 15th Rezone

**Purpose:** Hold a public hearing to consider the advisability of rezoning 1640 N 15<sup>th</sup> Street from an I-1 (Light Industrial District) to an R-1 (Low Density Residential District).

**Background:**

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. 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.

**Action:**

Hold a public hearing. After the public hearing is closed, make a motion to recommend the City Commission approve/disapprove the request to rezone 1640 N 15<sup>th</sup> Street from an I-1 (Light Industrial District) to an R-1 (Low Density Residential District).

**Attachments:**

Staff report

Presentation Link: <https://arcg.is/1PH1Tj>