



Planning Commission Agenda Item

Meeting Date: 7/13/21
From: Josh White, Principal Planner
Item: KLANDS Venture LLC Rezone

Purpose: Hold a public hearing to consider the advisability of rezoning 1110 E Kansas Ave from a MU Mixed Use District to a C-3 General Commercial District

Background:

The subject property is located at 1110 E Kansas Ave. The surrounding area is comprised of commercial and agricultural uses. A greenhouse is west of the site. Agriculture is found to the north and east. A commercial area is to the south. The property consists of approximately 12 acres. The project will be to develop a travel center. The applicants are requesting a rezone from MU, Mixed Use District to a C-3, General Commercial District. The City is still the owner of the property currently but the proposal will be to split off approximately 12 acres and transferred to KLANDS Venture LLC. It is the recommendation of staff that the requested rezoning MU to C-3 be approved based on the following conclusions:

- The development appears compatible with the area.
- The property has remained underutilized for many years, agricultural use only.
- The site is adjacent to a major highway that can handle the truck traffic.
- The project should not adversely affect the neighboring properties.
- This project provides a travel center, a much needed resource in Arkansas City to handle the staging of trucks for Creekstone Farms.
- The public health, safety and general welfare should not be negatively impacted by this rezoning.

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 1110 E Kansas Avenue from a MU Mixed Use District to a C-3 General Commercial District.

Attachments:

Staff report, Area maps, Preliminary site plan