



# Planning Commission Agenda Item

**Meeting Date:** 7/13/21  
**From:** Josh White, Principal Planner  
**Item:** Cowley College Rezone

**Purpose:** Hold a public hearing to consider the advisability of rezoning 315 E Filmore Avenue from a “R-1” Low Density Residential District to a “P” Public Use District

## **Background:**

The subject property is located at 315 E Filmore Avenue. The surrounding area is comprised of residential and public uses. Single family homes are north, south and east of the site. A ballpark is found to the west. The property is 128.27' X 131.95'. The project will be to develop a bus barn for the college. The applicants are requesting a rezone from R-1, Low Density Residential District to a P, Public Use District. The College is a public entity and this project will be a public use. It is the recommendation of staff that the requested rezoning R-1 to P be approved based on the following conclusions:

- The development appears compatible with the area.
- The property has remained underutilized as zoned since 1994.
- The site has been under public ownership since 2012.
- The project should not adversely affect the neighboring properties.
- 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 315 E Filmore Avenue from a R-1 Low Density Residential District to a P Public Use District.

## **Attachments:**

Staff report, Area maps, Preliminary site plan