



Planning Commission Agenda Item

Meeting Date: 1/11/22
From: Josh White, Principal Planner
Item: Lincoln School Rezone

Purpose: Hold a public hearing to consider the advisability of rezoning 600 S B Street from a P (Public Use District) to a C-1 (Office and Service Business District).

Background:

The subject property is located at 600 S B Street. The surrounding area is comprised of commercial and residential uses. A vacant commercial site is northwest of the site. Residential is found to the north, south west and east. The property consists of approximately 0.9 acres and is 300'X131'. The project will be to develop a medical clinic. The applicants are requesting a rezone from P, Public Use District to a C-1, Office and Service Business District. A sale of the property to the Community Health Center in Cowley County is contingent upon approval of this request. It is the recommendation of staff that the requested rezoning P to C-1 be approved based on the following conclusions:

- The development appears compatible with the area.
- The building has remained vacant since 2017.
- The use is similar to the previous use
- The project should not adversely affect the neighboring properties.
- Promotes an affordable health care option for many residents.
- 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

Presentation Link: <https://arcg.is/1OCOqz0>