



AGENDA ITEM COMMENTARY

MEETING NAME:	City Council
MEETING DATE:	March 17, 2025
ITEM TITLE:	PUBLIC HEARING: Consider and take appropriate action on a zoning change from R-1 to C-3 at 469 E Hwy 62-82; BLK AK SEC 25 AB 246 TR NE2A AC: 1.647.
STAFF INITIATOR:	Tara Tomlinson, Director of Development Services

BACKGROUND:

This commentary applies to the next two agenda items:

- 1. Conduct a Public Hearing on zoning change from R-1 to C-3.**
- 2. Consider and take appropriate action on approving R-1 to C-3.**

The property located at 469 E Hwy 62-82 is requesting approval for a zoning change from R-1 (residential) to C-3 (heavy commercial). This request arises due to the property's current use being in violation of its existing zoning. The surrounding area consists of a mix of C-2, C-3, and M-1 zoning designations, with some properties located outside the city limits. The zoning request aligns with the current Future Land Use map.

Currently, the property owner rents out the exterior space to the operator of High Winds Hay, a business located across 90th Street to the south. High Winds Hay utilizes the space for storing hay, flatbed trailers, livestock trailers, and other large equipment necessary for their operations. The property also contains two large, enclosed trailers, which are owned by the property owner. The building itself is not used for commercial purposes and is not accessible to the tenant. The front of the building is boarded up and is primarily used to store personal belongings, such as furniture and other items belonging to the property owner.

On March 11, 2025, the Planning and Zoning Commission held a public hearing and received no comments. The Planning and Zoning Commission approved a recommendation for a zoning change from R-1 to C-3.

EXHIBITS:

1. Zoning Application
2. Map of Current zoning of the area
3. Future Land Use Map
4. Public Hearing Notice
5. Fencing requirements
6. Outdoor storage requirements

COUNCIL ACTION/STAFF RECOMMENDATION:

Conduct a public hearing for comments.