

MEMO

DATE: April 16, 2021

TO: Planning Commission Members

FROM: Patrick R. Zenner, Development Services Manager

Re: Follow-up to requested changes to the M-BP zoning district

During the Planning Commission's February 4, 2021, work session the above referenced topic was originally presented to the Commission on behalf of Paul Land of Plaza Commercial Real Estate. Following discussion, the Commission requested that staff communicate with Mr. Land that prior to further considering the changes sought additional support and justification for them was needed.

Since February, Mr. Land has been meeting with additional commercial property brokers and agents as well as other entities engaged in community-wide economic development activities. Mr. Land believes the research and outreach conducted to-date supports his request and is prepared to provide the Commission with a presentation of his findings.

Based on the attached correspondence and the Commission direction, staff believes it is appropriate to advance this topic for more in-depth discussion and possible incorporation into the current UDC amendment process. Should the Commission desire additional research be performed following Mr. Land's presentation such action will be undertaken.

Please note that while the proposed amendments would streamline the permitting process for particular activities in the M-BP district such changes would not be widespread initially. This is due to the fact that only approximately 10 acres M-BP zoned land exist within the City. To truly effectuate the changes proposed by Mr. Land's amendment there would need to be more property rezoned, via a standard rezoning process, to the M-BP district. Such process would require public hearings at both the Planning Commission and Council levels.

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