



## Second Reading

1. Rezoning certain property from B-2 (Community Commercial) to R-4 (Mobile Homes) and rezoning certain property from B-2 (Community Commercial) to B-5 (Town Commercial) and rezoning certain property from I-I (Light Industrial) to B-5 (Town Commercial).
2. Comprehensive plan amendment to land use designations on one parcel from CC Community Commercial to Planned Commercial.
  - Area north of 99<sup>th</sup> Ave to 105<sup>th</sup> Ave on west side of HWY 65

## Second Reading

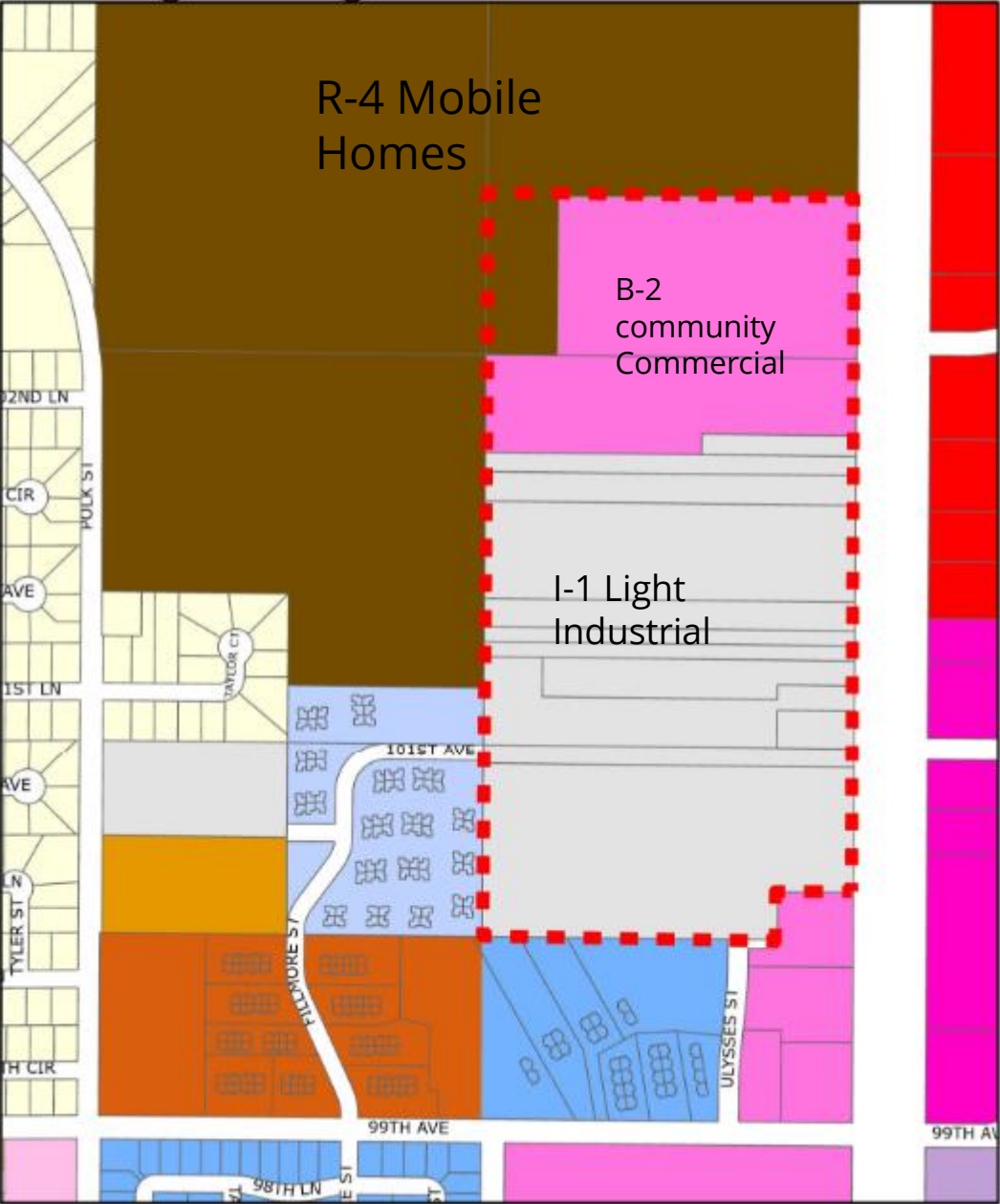
3. Code amendment to Section 30.80 B-5 (Town Commercial).



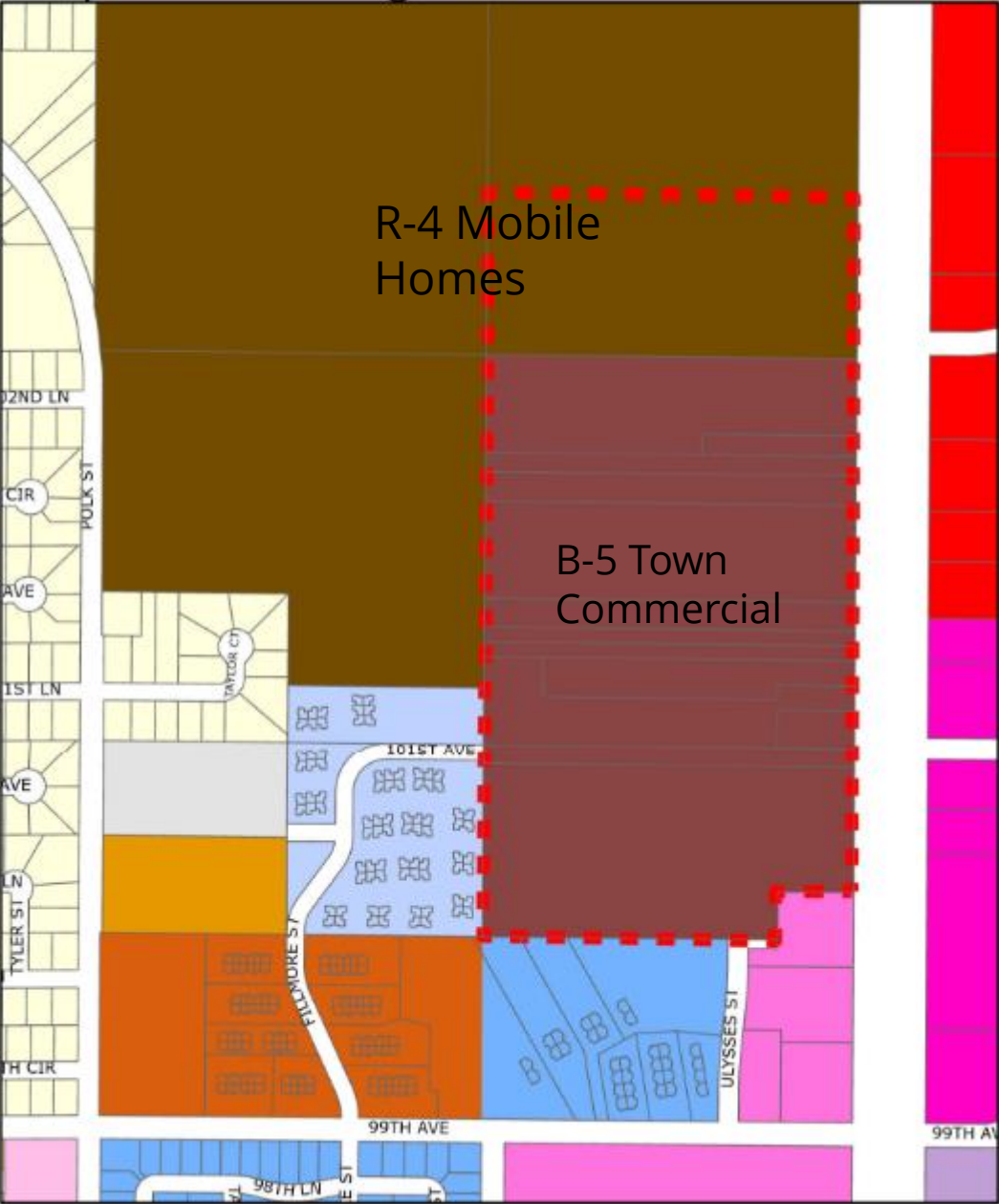
- Redevelopment area in 2040 comp plan
- Priority area City Council 2021 Visioning process
- Council workshops
  - redefine area (remove BIV)
  - Rezone/comp plan amend
  - Modify B-5 district



Existing Zoning

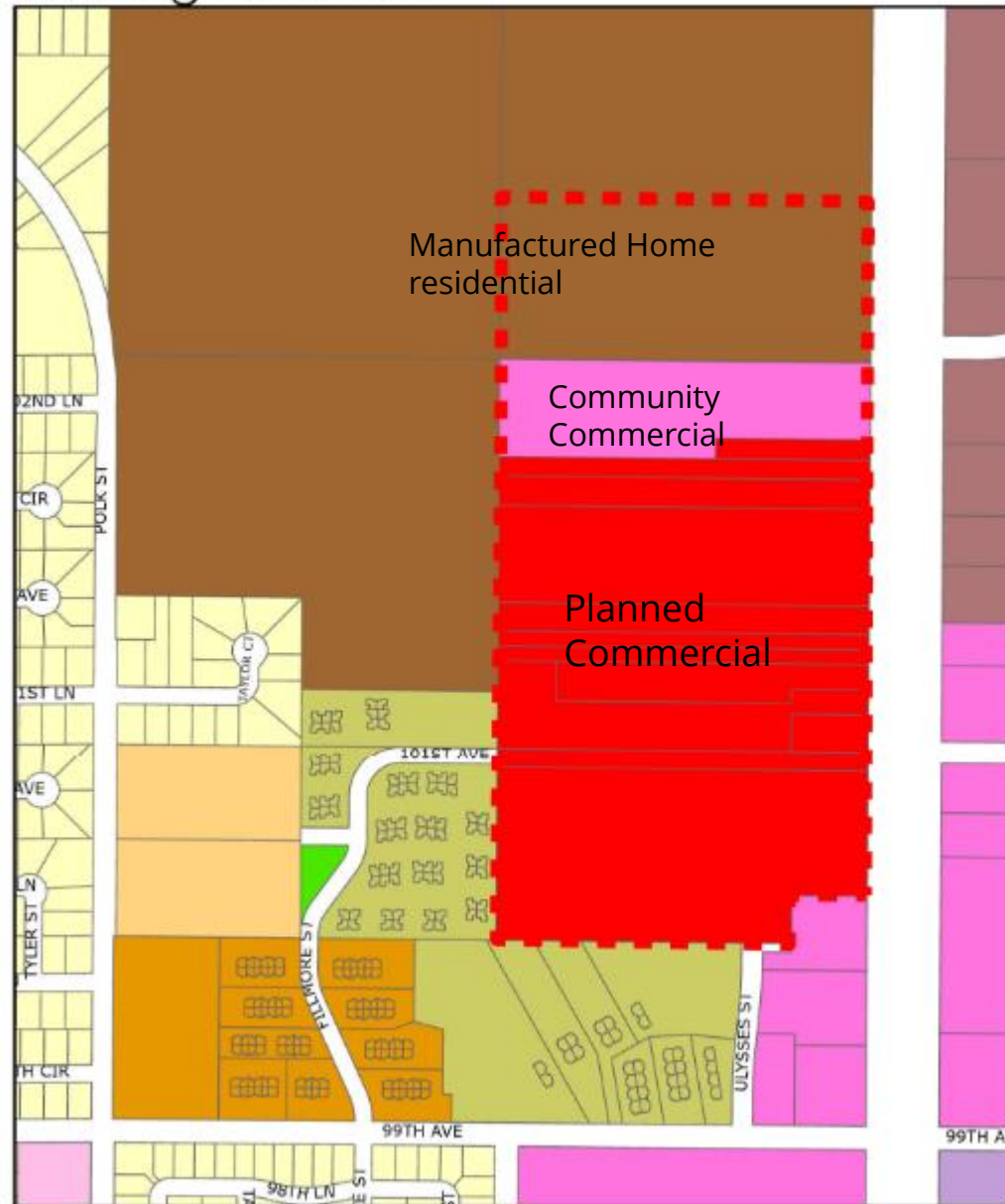


Proposed Zoning

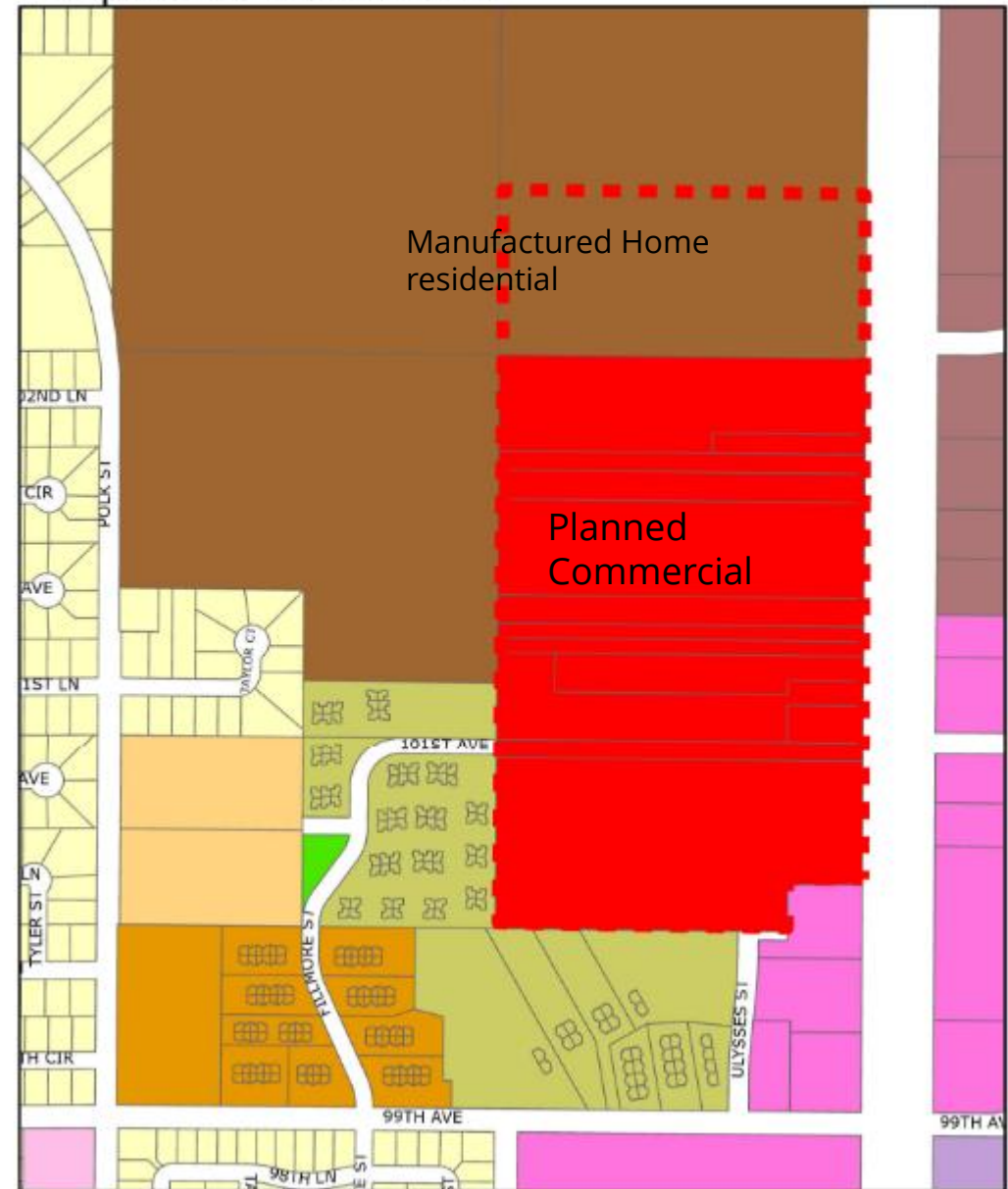




## Existing Land Use



## Proposed Land Use





## Code Amendment B-5, Town Commercial

### 30.82 Permitted Uses

Remove: Dry cleaning and laundry

### 30.83 Conditional Uses

Remove: Animal hospitals/clinics

Remove: Commercial daycare

Planning Commission Public Hearing 12/13/21

No one spoke at PH

Planning Commission and Staff recommend approval