

Commercial. The property is located on the NW corner of the intersection of 4th Street SW and 10th Avenue SW, 1032 4th St. SW.

The proposed rezoning will match the C-2A permitted land uses SE of the intersection and there is R-1, Single Family Zoning and R-3, Townhome Residential to the North. The Waverly City Golf Course is to the West. There is City water and sewer service availability to this property. The Future Land Use Plan calls this area out for commercial usage with Residential behind this layer of commercial frontage. Public notice was given to those within 250 feet of the subject property and publicly advertised in the local Waverly newspaper.

Motion By:

Seconded By:

Move that the Planning and Zoning Commission recommend approval of the rezoning request from R-1 to C-2 and to amend the FLUP from Residential to Commercial for 4.40 acres on the NW corner of 4th St. SW and 10th Ave. SW, as described in the supplied legal description to the City Council.

Yes:

No:

Absent:

C. Regular Business:

1. Review Zoning Ordinance Amendment to C-1, Zoning District, Amending District language.

City Staff is requesting the Commission to review and recommend action to the Council on the request to amend the City Code Section 100.12, C-1, Neighborhood Commercial District, to better reflect the location of service oriented businesses to be located within this area, in addition to schools and churches, with special provisional use consideration.

Motion By:

Seconded By:

Move that the Commission recommend approval of the ordinance amendments to Section 100.2, the C-1, Neighborhood Commercial District, as outlined in the attachment provided by City Staff to the City Council.

Yes:

No:

Absent:

D. Old Business:

E. New Business:

F. Adjournment:

Motion By:

Move that the Planning and Zoning Commission meeting be adjourned.