City of Hiawatha
Community Development Department

Purpose: Consider a rezoning request as detailed in the attached public notice and make a recommendation to City Council.

Date: March 2, 2020 **Zone:** R-1 to C-3

To: Hiawatha Planning and Zoning Commission

Name of Plan: Next Level Properties; %David Wright

Plan Address: Auditor's Plat 372 lots 16, 17 and 23.

Number of Lots: 3 lots

Reviewed by: Patrick Parsley, Community Development Director

Description: Rezoning R-1 lot to C-3. The new zoning designation will allow the applicant to expand a new-car dealership.

Report:
In determining zoning uses for a particular property, the City will take into account both the property's physical characteristics and the location of the property relative to available services and facilities such as roads, water, sewer, utility services, fire protection, the degree and intensity of development in the vicinity, the surrounding neighborhood character, and Comprehensive Plan policies regarding land use applicable to the property. It is the City's intent to obtain the best possible harmony between the physical characteristics of a site and the type and intensity of development proposed for the site. Land having development constraints due to topography and location within a flood plain shall be avoided or used for lower intensity development unless constraints are mitigated to the satisfaction of the City.

(Summary of Reclassification of Property: Unified Development Code Section 165.92)

This is three additional lots next to the re-zoned lots of 999 Boyson; Dave Wright Dealership. The rezone matches what was previously allowed in this area. The request matches the dealership zone and Comprehensive plan for the area.

Access to utilities and the physical characteristics of the area have been considered. The development in this area includes maintaining existing detention, adding detention as required and the development of business use in the public parking area of lot 23.

This re-zoning will permit the car dealership uses to be extended into the requested lots. This will include the storage and sale of vehicles associated with the Dave Wright dealership. However, the owner must still maintain the "public purpose" of storm water retention and public parking for the trails and dog park patrons on these lots respectively.

There is some concern with the C-3 abutting existing residential property. The applicant has agreed to properly screen their property. Proper fencing and lighting have already been installed.

Recommend: Community Development supports the Planning and Zoning Commission recommendation to Council to approve the request to rezone.