

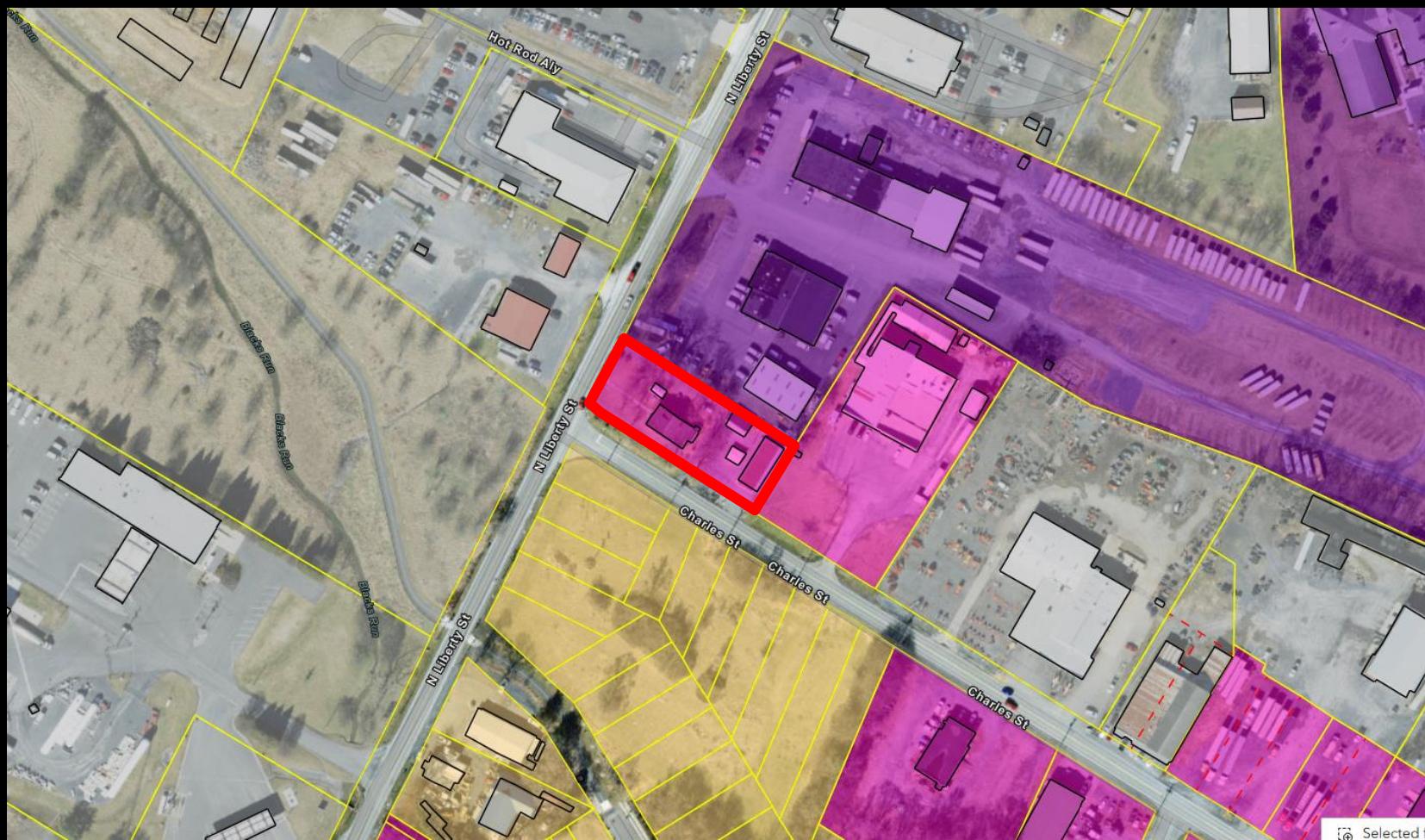


Rezoning – 1110 North Liberty Street and 260 and 266 Charles Street (M-1 to R-3C and M-1C)





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R-3C

M-1C

Proffers

Proffer 1: No entrance shall be allowed on North Liberty Street. The existing entrance shall be permanently closed and a portion of the existing driveway will be removed, at least 20 feet in length beyond the North Liberty Street public right-of-way, prior to issuance of any Certificate of Occupancy on the proposed R-3C portion of the property.

Proffer 2: Prior to issuance of any Certificate of Occupancy on the M-1C portion of the property, the existing commercial entrance along Charles Street serving the proposed M-1C portion of the property shall be reconstructed to be no larger than 30 feet in width. The final design of the entrance shall meet the Design and Construction Standards Manual and be approved by the Department of Public Works.

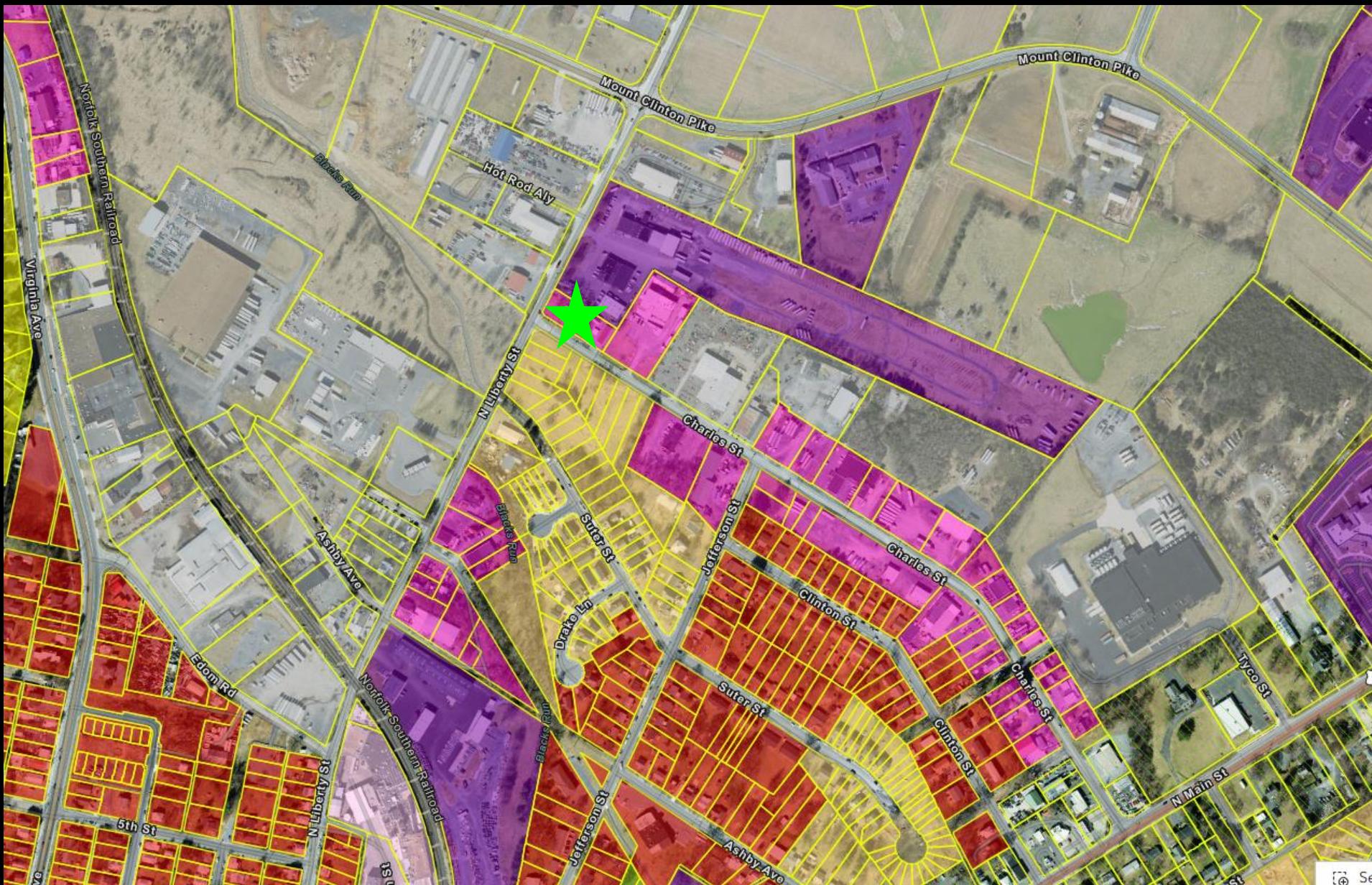
Proffer 3: Upon request from the City, the applicant will dedicate a 5-foot wide public sidewalk easement and an additional 10-foot wide temporary construction easement for future sidewalk construction along the North Liberty Street frontage.



Future Land Use Guide



★ Subject property



Recommendation

Staff and Planning Commission (6-0) recommends approval of the rezoning request.