

# Memo

**To:** Planning Commission  
**From:** Bryan Myrkle, Community Development Director  
**Date:** January 29, 2016  
**Re:** 622 W. Lawrence Avenue

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On your agenda for this month's Planning Commission meeting is a request to rezone a portion of 622 W. Lawrence Avenue, from R-1 Single Family Residential to B-3 General Business District.

This request has been initiated by Jeff Dornbos, of Dornbos Sign & Safety, a business on Harris Street adjacent to the north portion of 622 W. Lawrence, which is a 'through lot' spanning the entire block from Lawrence Street to Harris.

Mr. Dornbos desires to purchase the north half of 622 W. Lawrence Avenue, have it rezoned for commercial use, and then add that to his commercial property on Harris, allowing him additional room for business operations and potentially an expansion of his building.

He has a purchase agreement with the current owner of the property, contingent upon this rezoning action.

Because this request conflicts with the city's Master Plan, a change to the Future Land Use Map is also necessary.

Because these are not platted lots, if the rezoning is approved, splitting and combining the parcels can be done administratively with no further action from the Planning Commission. However, because Dornbos Sign & Safety is primarily a manufacturer, it is technically a non-conforming use within the B-3 District. So, before he could enlarge the building in the future, he would have to seek a Class "A" Non-Conforming Use designation from the Planning Commission.

Also, please note that the city's Landscaping ordinance calls for screening materials (plants, fences, etc.) between different land uses, especially for commercial/industrial uses that abut residential district. Therefore, the Planning Commission may want to include screen plantings or fencing as a requirement of this rezoning, if approved.

I have attached an aerial photo showing the area, with the half-lot in question outlined in black.