

**BUSINESS OF THE CITY COUNCIL  
WINDSOR HEIGHTS, IOWA  
AGENDA STATEMENT**

Item No. 7  
For Meeting of 07/02/07

**ITEM TITLE:** Public Hearing on rezone of Colby Park

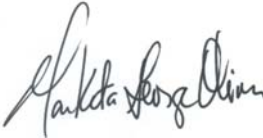
**CONTACT PERSON:** Marketa George Oliver, City Administrator

**SUMMARY EXPLANATION**

Currently the City's Public Works facility and Colby Park both exist in an R-4 residential district. The City has recently discovered that Public Works is neither a conditional or permitted civic use in an R-4 district. This means that should the Public Works facility burn down, the City could not rebuild it on the current site without a zoning change. In addition, the performance stage being constructed in the near future at Colby Park is neither a permitted or conditional use, as it is classified as a public assembly use.

The City has initiated the petition to rezone these two parcels into a more appropriate zoning classification. Under the petition, the property, which is currently classified as Multiple-Family Residential (R-4), would be conditionally rezoned as General Commercial-Restricted (GC-R) with permitted uses being public works, parks and recreation, and public assembly.

The conditional rezone being proposed allows the zoning classification to change, but allows the City to restrict the types of operations allowed on the site to these civic uses. The Planning and Zoning Commission held a public hearing on May 29<sup>th</sup> and recommends approval of the conditional rezone petition.

<input checked="" type="checkbox"/> Resolution _____ Ordinance ____ Contract __ Other (Specify) _____
Funding Source _____
 APPROVED FOR SUBMITTAL _____
City Administrator

**STAFF RECOMMENDATION:** Hold public hearing and approve conditional rezone