

MEETING DATE: December 14, 2021

STAFF: Stuart Borders, Senior Planner

PROJECT NAME: Scheerer Speed Motorsports

CASE NUMBERS/REQUEST: Case 21-100-16 – Rezoning – Todd and Kim Scheerer requests to rezone the property at 11445 E. Truman Road from I-1 (Industrial) to C-2 (General Commercial)

APPLICANT/OWNER: Todd and Kim Scheerer, Scheerer Speed Motorsports

PROPERTY ADDRESS: 11445 E. Truman Road

SURROUNDING ZONING/LAND USE:

- North:** C-2; Small businesses
- South:** C-2, I-1; Vacant lot, small business
- East:** I-1; Small warehouse, parking garage
- West:** C-2, I-1; vacant building, auto repair

PUBLIC NOTICE:

- Letters to adjoining property owners – November 26, 2021
- Public Notice published in the Independence Examiner – November 26, 2021
- Sign posted on property – November 24, 2021

FURTHER ACTION:

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on January 3, 2022 and the public hearing/second reading on January 18, 2022.

RECOMMENDATION

Staff recommends **APPROVAL** of this rezoning request.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: Todd and Kim Scheerer, Scheerer Speed Motorsports, requests to rezone the property at 11445 E. Truman Road from I-1 (Industrial) to C-2 (General Commercial).

Current Zoning:	I-1	Proposed Zoning:	C-2
Current/Proposed Use:	Vacant commercial building/Auto parts sales	Acreeage:	0.11 acres +/-

BACKGROUND:

Todd and Kim Scheerer recently purchased this building with the intent to open ‘Scheerer Speed Motorsports’ a retail business that sells new and used performance auto parts such as engine

blocks, carberators, drive shafts, etc.; they won't conduct any vehicle repair or sell vehicles here. The 4,400 square foot single story brick building occupaies virtually all of the 4,844+ square foot lot. In addition to the auto parts business, the building also contains a small apartment which is planned to be occupied by a family friend to provide site security. The adjoining building to the west at 11443 E. Truman Road, was rezoning to C-2 in September, 2018. Eight pull-in parking spaces are provided along Truman Road with three parallel spaces on Cunningham Avenue just south of the intersection.

ANALYSIS

The Proposal's Consistency with *Independence for All*, Strategic Plan:

There are no policies in this plan to address this type of application, but this rezoning will help retain the service/commercial character established along this segment of the Truman Road corridor.

Comprehensive Plan Guiding Land Use Principles for the Current Designation:

While the City's Comprehensive Plan recommends Residential Urban Neighborhood uses here, this proposed rezoning will be consistent with the existing zoning along Truman Road; is a down-zoning from the current industrial zoning; and provides an economic development opportunity for a new small business. It is unlikely this lot would be used for urban neighborhood residential anytime soon.

Historic and Archeological Sites: There are no apparent historic issues with this property.

Public Utilities:

As this is a long-established commercial property, all utility services are existing.

REVIEW CRITERIA

Recommendations and decisions on rezoning applications must be based on consideration of all the following criteria:

1. Conformance of the requested zoning with the Comprehensive Plan.

The Comprehensive Plan envisions Residential Urban Neighborhood uses for this site but it is unlikely this lot would be used for residential any time soon. The proposed rezoning will be consistent with the existing zoning along Truman Road; is a down-zoning from the current industrial zoning; and provides an economic development opportunity for a new small business. It is unlikely this lot would be used for urban neighborhood residential anytime soon.

2. Conformance of the requested zoning with any adopted neighborhood or sub-area plans in which the property is located or abuts.

There are no neighborhood or sub-area plans for this area.

3. The compatibility of the proposed zoning with the zoning and use of nearby property, including any overlay zoning.

With few exceptions, this segment of Truman Road between Sterling Avenue and Forest Avenue is zoned either C-2 or I-1 and has been for decades. The list of businesses along the corridor include are eclectic mix of auto repair shops, a grocery store, medical offices, a thrift store, a group home, and a concrete contractor, to name a few. A performance auto parts store will be compatible with this assortment of uses.

4. The compatibility of the proposed zoning and allowed uses with the character of the neighborhood.

As mentioned previously, this proposed C-2 zoning and possible land uses are in keeping with other properties along Truman Road.

5. The suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations.

Due to its small size and design, this property lends itself more to retail sales as proposed by the applicant as opposed to uses associated with industrial zoning.

6. The length of time the subject property has remained vacant as zoned.

This property has been vacant for three to four years.

7. The extent to which approving the rezoning will detrimentally affect nearby properties.

The rezoning will have no detrimental effect on area properties.

8. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

If the rezoning is denied, it would have a negative effect on the owners as it would prohibit their business from locating there.

EXHIBITS

1. Application/Exhibits
2. Applicants Letter
3. Affidavit
4. Mailing List
5. Notification Letter
6. Comp Plan Map
7. Zoning Map