

Excerpt of Draft Planning Commission Meeting Minutes - July 8, 2026

Public Hearing 2: 1415 & 1417 42nd Street (CD-PC-2026-0004)

Planner Tucker Cherry presented a request to modify the existing RB(CD) (Regional Business Conditional District) zoning at 1415 and 1417 42nd Street to allow additional commercial uses while maintaining the existing site layout and building footprint. Staff explained that the amendment would provide greater flexibility for future tenants without requiring additional rezonings.

- Expanding the list of permitted commercial uses within the existing conditional district.
- No changes to the approved site plan, building footprint, or parking layout.
- Providing flexibility for future tenant turnover while maintaining neighborhood compatibility.

Commissioners asked why the modification was necessary and confirmed that no building additions or site changes were proposed. Staff explained that because the property is governed by a conditional district, only the uses specifically listed in the approved ordinance are permitted, and any additional uses require approval from the Planning Commission and the City Council.

The applicant, Matt Hearn, stated that the request was intended to provide flexibility for future tenant turnover, noting that replacing an existing tenant could otherwise require another rezoning despite no changes to the property. Mr. Hearn emphasized that no physical modifications were proposed and that the request would allow a broader range of neighborhood-scale commercial uses while preserving the site's existing character.

At this time, Chairman Lennon opened the public hearing. There was no one present to speak; however, two written comments in opposition were received prior to the meeting and forwarded to the Commission. The public hearing was closed.

During discussions, Commissioner Jones noted that the applicant must have done a good job with the current conditional district since no one spoke or wrote in opposition to the request.

Motion and Vote

Commissioner Cofer MOVED to recommend approval of the proposed request, subject to the conditions outlined in the staff report. The motion was SECONDED by Commissioner Jones and PASSED by a vote of 6-0.