

Planning Commission Agenda Memo

From: Ryan Miller, City Planner
Meeting: March 5, 2024
Subject: Rezone 305 and 307 Main Ave South from Business B-2A Office District to Business B-3 Heavy District

Person(s) Responsible: Ryan Miller, City Planner

Summary:

Todd Voss has submitted a petition to rezone 305 and 307 Main Avenue South from Business B-2A Office District to Business B-3 Heavy District. The property includes 0.56 acres of land located at the corner of Main Avenue South and 3rd Street South. The applicant is considering a prospective use that is allowed in the B-3 heavy district but not the B-2A office district.

Item Details:

The current zoning of the property is Business B-2A office district. Adjacent zoning districts include Residence R-3A apartments/mobile homes/manufactured housing district to the east, north and south and Business B-3 heavy district to the west. The future land use map considers the area Urban Medium Intensity.

A majority of South Main Avenue is Business B-3 heavy district including nearly a mile stretch of B-3 adjacent to Residence R-3A. The proposed rezone is consistent with similar areas along the South Main Avenue corridor and is supported by the future land use map

Options and Recommendation:

The Planning Commission has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Table until a future meeting

The Development Review Team recommends approval.

Supporting Documentation:

Hearing Notice
Location Map
Petition to Rezone
Zoning Map
Future Land Use Map

B-2A Zoning Regulations
B-3 Zoning Regulations