

City Council Agenda Item Memo

From: Ryan Miller, City Planner

City Council Meeting: March 12, 2024 / March 26, 2024

Subject: Ordinance 24-007: Rezone Lots 1-6 in Block 8 of Mathew Scobey's Addition (305 and 307 Main Avenue South)

Person(s) Responsible: Ryan Miller, City Planner

Summary:

Staff recommends approval of a petition to rezone 305 and 307 Main Avenue south from Business B-2A Office District to Business B-3 Heavy District.

Background:

Todd Voss, the owner of the property, has an interest in expanding the allowable uses for the building located at 305 Main Avenue South. The property is currently zoned B-2A which limits the uses to more low-density office and service type uses. Up-zoning the property to a Business B-3 Heavy District would expand the types of uses available for businesses to located within the existing building. The property is surrounded by high-density zoning districts including Residence R-3A and Business B-3 Districts.

Item Details:

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.

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.

Legal Consideration:

None

Strategic Plan Consideration:

Economic Growth – The rezone would expand business location options within the City.

Financial Consideration:

None

Options and Recommendation:

The City Council has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Move the item to a study session
5. Discuss / take no action / table

Staff and the Development Review Team recommend approval. The Planning Commission voted 8-0 to recommend approval.

Supporting Documentation:

Ordinance

Hearing Notice – City Council

Hearing Notice – Planning Commission

Planning Commission Notes

Petition to Rezone

Location Map

Zoning Map

Future Land Use Map

B-2A Zoning Regulations

B-3 Zoning Regulations