

# Planning Commission Agenda Memo

**From:** Staci Bungard, City Planner

**Meeting:** July 7, 2020

**Subject:** Rezoning request for East 50' of Lot 'A' of Lot 4, Block 1 (829 2<sup>nd</sup> Street South); Lot 'B' of Lot 4, Block 1 (831 2<sup>nd</sup> Street South); and Lot 'C' of Lot 4, Block 1 (915 2<sup>nd</sup> Street South); all in Skinners Third Addition from Residence R-2 Two-Family to Business B-3 Heavy District

**Person(s) Responsible:** Mike Struck, Community Development Director

**Summary:**

The applicant is requesting to rezone three (3) lots from R-2 to B-3 for the purpose of future redevelopment.

**Background:**

The property is located along 2<sup>nd</sup> Street South and is adjacent to industrial zoned property to the west and south. There are several existing rental homes on the site and the owner would like to redevelop the property to a use consistent with the B-3 District. The general area has been transitioning away from residential uses to light industrial uses. The Comprehensive Plan supports the shift from residential development to Urban High Intensity uses within industrial and heavy business districts.

**Findings of Fact:**

1. The Comprehensive Plan envisions the area being redeveloped as Urban High Intensity which is consistent with the B-3 District.
2. The Comprehensive Plan supports the rezoning request.

**Item Details:**

The area near the railroad tracks, in the central core of the City, has historically provided for heavier industrial and business uses. The general area currently has a mix of industrial and residential uses and is transitioning to more intensive uses. The proposed B-3 District will fit the character of the surrounding area and be less intense than the existing I-1 uses. There has been an increased demand for additional B-3 and I-1 zoned properties within the City.

**Legal Consideration:**

None.

**Financial Consideration:**

None.

**Options and Recommendation:**

The Planning Commission has the following options:

1. Approve as presented
2. Approve as amended
3. Deny

Staff recommends approval of the rezoning request.

**Supporting Documentation:**

1. Notice
2. Memo
3. Rezoning Application
4. Rezoning Map
5. Future Land Use Map – Comprehensive Plan
6. Ordinance
7. Aerial Map