

City Council Agenda Memo

From: Mike Struck, Community Development Director

Meeting: July 28, 2020 / August 11, 2020

Subject: Rezoning Request (829, 831, and 915 2nd Street South)

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 2nd 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.

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

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.

Strategic Plan Consideration:

The rezoning request is consistent with the Comprehensive Plan's Future Land Use Map which identifies the area for Urban High Intensity. The rezoning request is consistent with the City's Strategic Plan as it pertains to promoting economic expansion of retail, commercial, industrial, and tech-related development.

Financial Consideration:

None.

Options and Recommendation:

The Planning Commission has the following options:

1. Approve as presented
2. Approve as amended
3. Deny
4. Move the item to a work session.
5. Do nothing.

The Planning Commission voted 6-0 with one abstain recommending approval of the rezoning request.

Supporting Documentation:

1. Memo
2. Ordinance
3. Planning Commission Minutes 7.7.2020
4. Notice
5. Rezoning Map
6. Future Land Use Map