

# Planning Commission Agenda Memo

**From:** Ryan Miller, City Planner

**Meeting:** May 4, 2021

**Subject:** Rezone 204 1<sup>st</sup> St S from I-1 to Business B-3 heavy district

**Person(s) Responsible:** Ryan Miller, City Planner

**Summary:**

CD Properties, LLC has submitted a petition to rezone 204 1<sup>st</sup> Street South from Industrial I-1 light district to Business B-3 heavy district.

**Background:**

CD Properties LLC is redeveloping the property known as 204 1<sup>st</sup> Street South. The property was formerly part of the AgFirst Farmers Cooperative operation along 1<sup>st</sup> Street. Two lots situated on the property were recently replatted in preparation of a demolition and rebuild of one building located on the north end of the property. Another building on the southern edge of the property will remain. The intended use of the two buildings are for contractor's shops and/or temporary personal storage type uses.

**Item Details:**

The property is currently zoned Industrial I-1 light district. Adjacent zoning districts include R-1B (south and west), I-1 (east and west), and I-2 (north). Although surrounded by non-commercial districts, the property is located in an area with similar uses. The I-1 zoning district allows contractor's shops as a permitted use whereas the B-3 district allows contractor's shops as a special permitted use with the condition that all equipment and materials be contained within a completely enclosed building. B-3 does allow temporary storage whereas I-1 does not.

The Future Land Use Map places this area in the Downtown District. The downtown area is home to a variety of zoning districts with many B-3 zoned properties scattered around the southern end of the Downtown District land use area.

**Options and Recommendation:**

The Planning Commission has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Table until a later date

The Development Review Team is supportive of the rezoning request. Staff recommends approval.

**Supporting Documentation:**

1. Notice
2. Application
3. Aerial Map
4. Zoning Map
5. Future Land Use Map