

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: May 4, 2021

Subject: Rezone 530 1st St S and 110 6th Ave S from I-1 to Business B-3 heavy district

Person(s) Responsible: Ryan Miller, City Planner

Summary:

Granted Properties, LLC has submitted a petition to rezone 530 1st Street South and 110 6th Avenue North from Industrial I-1 light district to Business B-3 heavy district.

Background:

Granted Properties, LLC recently purchased the property at 530 1st Street South and 110 6th Avenue North. Currently, the owners operate a siding and roofing shop on site. This use would be allowed as a special permitted use in the Business B-3 heavy district. The applicant plans to add additional contractor's shops and/or temporary personal storage on the property as well as potentially develop a mixed business and residential use. The mixed business and residential development would require a conditional use permit in the B-3 district. A CUP application has been applied for as well and will be reviewed separately. Temporary personal storage is not allowed in the I-1 district but is allowed in the B-3 district.

Item Details:

The property is currently zoned Industrial I-1 light district. Adjacent zoning districts include R-3A (south, east and west) and I-2 to the 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. The I-1 zoning district does not allow temporary personal storage whereas the B-3 zoning district allows the use. The B-3 district is more compatible with surrounding residential districts than the I-1 district.

The Future Land Use Map classifies this area as Urban-High Intensity (UHI). The Urban-High Intensity land use classification supports a B-3 zoning district but would not currently support a rezoning request to I-1. Therefore, the rezoning request is consistent with the Comprehensive Plan.

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