

City Council Agenda Memo

From: Ryan Miller, City Planner

Meeting: May 25, 2021 / June 8, 2021

Subject: Rezone 530 1st Street South and 110 6th Avenue South from I-1 to Business B-3 Heavy District

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

Summary:

Granted Properties, LLC has submitted a petition to rezone 530 1st Street South and 110 6th Avenue South 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 South. 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 Conditional Use Permit 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 this 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.

Legal Consideration:

None.

Strategic Plan Consideration:

Economic Growth – this ordinance will rezone a property with the intention of offering space for businesses and contractor's shops.

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. Do nothing

The Planning Commission voted 9 – 0 recommending approval of the rezoning request. The Development Review Team is supportive of the rezoning request. Staff recommends approval of the ordinance as presented.

Supporting Documentation:

Ordinance

City Council Public Hearing Notice

Planning Commission Minutes

Application

Aerial Map

Zoning Map

Future Land Use Map