

City Council Agenda Memo

From: Ryan Miller, City Planner

Meeting: May 25, 2021 / June 8, 2021

Subject: Rezone 204 1st Street South from I-1 to Business B-3 heavy district

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

Summary:

CD Properties, LLC has submitted a petition to rezone 204 1st 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 1st Street South. The property was formerly part of the AgFirst Farmers Cooperative operation along 1st 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.

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 Development Review Team is supportive of the rezoning request. Staff recommends approval of the ordinance as presented.

The Planning Commission voted 8-0 to recommend approval.

Supporting Documentation:

Ordinance

Public Notice

Planning Commission Minutes

Application

Aerial Map

Zoning Map

Future Land Use Map