



Planning Commission Agenda Item

Meeting Date: 7/12/22
From: Josh White, Principal Planner
Item: 405 S 3rd Rezone

Purpose: Hold a public hearing to consider the advisability of rezoning 405 S 3rd Street from a C-3 (General Commercial District) to an R-3 (High Density Residential District).

Background:

The subject property is located at 405 S 3rd Street. The surrounding area is comprised of public and residential uses. The City Water Treatment Facility and school district bus barn is to the west. Residential can be found north, south and east of the site. The property consists of approximately 0.51 acres. The project will be to convert the former greenhouse into a dwelling. The applicants are requesting a rezone from C-3, General Commercial District to an R-3, High Density Residential District.

It is the recommendation of staff that the requested rezoning C-3 to R-3 be approved based on the following conclusions:

- The development appears compatible with the area.
- The buildings have not been fully utilized since 2013.
- The project should not adversely affect the neighboring properties as it matches their use
- The public health, safety and general welfare should not be negatively impacted by this rezoning.

Action:

Hold a public hearing. After the public hearing is closed, make a motion to recommend the City Commission approve/disapprove the request to rezone 403 S 3rd St from a C-3 General Commercial District to an R-3 High Density Residential District.

Attachments:

Staff report

Presentation Link: <https://arcg.is/0mLKm40>