

STAFF REPORT REGULAR MEETING

AGENDA DATE: August 5, 2025

DEPARTMENT: Community Sustainability

TITLE:

Ordinance No. 2025-05 – Second Reading – City-initiated Zoning Map amendment requesting a rezoning from Mixed Use East (MU-E) to Downtown (DT) for five (5) parcels located north of 1st Avenue South, west of South K Street, and east of South J Street

SUMMARY:

The proposed City-initiated rezoning request would amend the zoning district from Mixed Use – East (MU-E) to Downtown (DT) on the following properties: 13 South K Street, 19 South K Street, 25 South K Street, 704 1st Avenue South, and 710 1st Avenue South. The proposed map amendment would facilitate the relocation of two historic structures and development of a City parking garage. The rezoning request is consistent with the current Future Land Use designation of Downtown Mixed Use (DMU) and would reflect the historic mix of uses of the properties in this area.

BACKGROUND AND JUSTIFICATION:

The proposed Zoning Map amendment includes 5 parcels with a total acreage of approximately 0.79 acres. The rezoning will allow the City to relocate the two (2) historic structures currently located at 17 South M Street, which currently house the Leisure Services Department, as well as accommodate the development of a new City parking garage. Currently, the parcels are being utilized as a parking lot and vacant land. The proposed Zoning Map amendment includes five (5) parcels with a total acreage of 0.79 acres. The proposed zoning change is consistent with the underlying Future Land Use (FLU) designation and does not require a FLU amendment. The rezoning is supported by and is consistent with the Comprehensive Plan and City Strategic Plan as described in the respective Comprehensive Plan and Strategic Plan Analysis sections of the HRPB staff report, which is included as an attachment.

The **Historic Resources Preservation Board (HRPB)** considered the rezoning at their meeting on June 11, 2025, and voted 4-1 to recommend approval of the proposed zoning map amendment.

MOTION:

Move to approve/disapprove Ordinance 2025-05 approving the City-initiated Zoning Map amendment for rezoning from Mixed Use East (MU-E) to Downtown (DT) for five (5) parcels located north of 1st Avenue South, west of South K Street, and east of South J Street.

ATTACHMENT(S):

Ordinance 2025-05
PZB/HRPB Staff Report
Current Zoning Map and Photos
Proposed Zoning Map
Justification Statement