



## CITY COUNCIL COMMUNICATION

**DATE:** February 6, 2023

**FROM:** Ramie Hammonds, Development Services Director

**AGENDA ITEM:** Conduct a public hearing regarding a zoning change from (B-1) Business-1 to (SF-10) Single Family-10 for approximately 0.5877 acres of land, described as MARY H SHIRLEY LOT 7, generally located on the southwest corner of 2<sup>nd</sup> Street and Church Street.

**SUMMARY:**

- The applicant is proposing to rezone the subject property of approximately 0.5877 acres from (B-1) Business-1 to (SF-10) Single Family-10 zoning.
- The property is platted as one lot. The applicant has indicated that he would like to replat to create a second residential lot.
- The site currently has one residential home and one accessory building.
- The property has a depth of approximately 156 feet and a width of approximately 209 feet. This would allow for a second lot and be in conformance with the SF-10 zoning regulations.
- The property is surrounded on the north, west, and south by SF-10 and on the east by (I-1) Industrial 1.
- The requested zoning conforms with the Future Land Use Map.
- The rezoning of this property provides better consistency of zoning in that area.
- Staff mailed out 22 public hearing notices to owners of properties within 200 feet of the subject property and at the time of this report had received one response in FAVOR.
- The Planning and Zoning Commission recommended APPROVAL on 01-09-23.

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

N/A

**ATTACHMENTS:**

Location Map