



CITY COUNCIL COMMUNICATION

DATE: February 6, 2023

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on Ordinance No. 02-02-23 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 2nd 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 applicant has indicated that he would like to plat to create two residential lots.
- The site currently has one residential home and one accessory building.
- The property has a depth of approximately 138 feet and a width of approximately 200 feet. This would allow for a second lot that would 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:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map

Ordinance No. 02-02-23

Application

Letter of Intent

SF-10 Zoning Regulations

Response Form – In Favor