



Historic Review Commission

AGENDA REPORT

Department: Planning
Prepared By: Renae' Ollie

Account Code: _____

Subject

Hold a Public hearing to consider, and act upon a recommendation to the Planning and Zoning Commission to allow a change in zoning from Downtown Historic District – Residential only to allow commercial and/or residential uses, located at 401 N. Keefer within the Downtown Historic District. ZC 2022-04

Recommendation

Motion to approve as presented.

Discussion

At its October 28, 2021 meeting, staff received direction from the Commission to move forward with presenting a rezoning case for the property located at 401 N. Keefer to allow both commercial and residential uses. The current base zoning of Downtown Historic (DTH) District will not change.

In accordance with Section 6.3 of the Zoning Ordinance, the DTH district allows for both commercial and/or residential uses in the same structure. However, some properties are restricted to residential uses only as adopted by Ordinance 2015-08.

Residential only properties were those lots west of Keefer to Cotton Belt and those properties located north of Brown, west of the railroad tracks. The subject property consists of two lots and bordered on the east by St Louis Southwestern Railroad.

Any new development or renovations would have to adhere to current design standards of the DTH regulations. In addition, allowed uses are as stated in Article 5.1 Land Use Charts. In block faces within the District that are currently developed with residential structures, new construction shall be of historic design.

The property consists of two separate lots and has been the subject of several requests for modifications and renovations over the years. Wylie Economic Development Corporation purchased the property in 2021 and is also working with the railroad for ingress and egress access.

Notifications were mailed to 23 surrounding property owners. One response was received in opposition and none received in favor of the request.

Financial Summary/Strategic Goals

Economic Growth, Planning Management