

Memo

To: Planning Commission
From: Bryan Myrkle, Director of Community Development
cc:
Date: December 30, 2013
Re: Rezone of N. Sheldon and McClure Street properties

One item of business before you in January is a staff-initiated rezoning request for several properties located in the 400 block of N. Sheldon Street and the 200 block of McClure Street (see attached maps).

These are all residential properties, but are currently zoned for industrial use: I-2 General Industrial.

It has been brought to my attention that this zoning inconsistency is causing problems for the owners and prospective purchasers of these properties. It is difficult for them to obtain financing or re-financing because the non-conforming status could preclude their being reconstructed if they were to be destroyed by more than 51%. This makes the properties much less valuable as collateral in the eyes of lenders.

Furthermore, there is no realistic expectation of future industrial development of these parcels; and, indeed, the Master Plan calls for them to remain as residential properties. Therefore, I see no reason for them to have an I-2 designation, especially since it is causing unnecessary hardship for the property owners and discouraging investment.

I am recommending these sites be rezoned as R-1 single family residential, which is in keeping with the character of the surrounding neighborhood, as well as their existing use.

I have heard from several property owners since notifying them of this potential change and all of them have voiced their support. Several were not aware of this zoning designation and the potential affect on their property. I expect several property owners may attend your meeting on January 7.

The one exception to this is Gene Emery's property at 213 McClure. I had included this property in the rezoning, however he subsequently called to say his property had already been rezoned to R-1 several years ago. This was not clear on the map I was using, but I have since confirmed it to be the case.

It will have no effect on Mr. Emery's property to either remove it from this zoning action, or include it, as the end result will be an R-1 designation for 213 McClure in either case.

For your reference, I have included an aerial map outlining the properties that would be affected by this action (red triangle). I have also included copies of the relevant portions of the zoning map and future land use map, as well as the individual list of properties affected.

If you have any questions or concerns about this recommendation, please feel free to give me a call at (517) 543-8853.