

Memo

To: City Council
From: Bryan Myrkle, Director of Community Development
cc:
Date: January 9, 2015
Re: Sheldon & McClure Streets rezoning proposal

The City Council recently referred a proposal for the rezoning of several properties on North Sheldon Street and McClure Streets from I-2 General Industrial to R-1 Single Family Residential to the Planning Commission for public hearing and recommendation to the City Council. This change would have reflected the property's current actual use, as well as the zoning recommended in the city's Master Plan.

This hearing was held on Tuesday, January 6. There were objections raised by Johnson's Lumber Co. regarding this potential rezoning. The company believes this change could hamper its ability to expand and/or rebuild its business operations in the future. And, indeed, there are changes to setback requirements that would likely be more onerous than what is presently allowed.

After hearing this objection, the Planning Commission voted to recommend that the council proceed only with the rezoning to R-1 for a single property located at 446 N. Sheldon Street. This property is not in the area of the objections raised by Johnson's Lumber, and has a pending sale jeopardized by its present zoning classification.

The Planning Commission did express a desire to revisit the issue in the future, in regard to the balance of the properties in the original proposal. However, there may be some practical difficulties associated with revisiting the issue at the Planning Commission level right away.

Therefore, at this time, I am asking the City Council to confirm the recommendation of the Planning Commission to rezone a single property located at 446 N. Sheldon Street from I-2 General Industrial to R-1 Single Family Residential.