
AGENDA ITEM SUMMARY

Subject: Request to rezone property owned by Michael and Colette Hall from R-2, General Residence District to M-1 Light Manufacturing District

Background Summary:

Michael and Colette Hall own property located at 1002 Eighth Avenue. This two (2) acre parcel is located south of Eighth Avenue and north of the extension of Sixth Avenue and east of the properties in the 600 and 700 blocks of J Street and is currently zoned General Residence District (R-2). The Halls are requesting the parcel's zoning be changed to Light Manufacturing District (M-1)..

Two (2) storage buildings are currently located on the property and have been for many years. The storage buildings predate the City's zoning ordinance. Mr. Hall wants to construct additional storage buildings and this use is not permitted in the R-2 zoning district.

The Halls submitted a petition to rezone the property to the City's Planning and Zoning Commission (P & Z). The P & Z first discussed this request on September 8th and held a public hearing on October 5th, 2020. Based on permitted uses allowed in a M-1 zoning district and their incompatibility adjacent to residential, comments received from surrounding property owners, and the current process to rewrite of the zoning ordinance, the P & Z unanimously voted to recommend that the City Council deny the rezoning request.

We will discuss the P & Z's recommendation and comments at Wednesday's planning session.

Michael and Colette Hall
Rezoning Request
2020

