
AGENDA ITEM SUMMARY

Subject: Request to rezone property owned by the Laundry Depot LLC from B-3, Service Business District, to M-1, Light Manufacturing District

Background Summary:

The Laundry Depot, LLC owns the property located at 808 North Jackson. This parcel encompasses the half block from Lane Street to Richings Streets on the easterly side of North Jackson. The property currently has mini-warehouse storage units and a small distribution warehouse for Freto-Lay. The property is zoned Business Service District (B-3). The zoning districts surrounding this parcel consist of B-3 to the east and south and Light Manufacturing District (M-1) to the west and north. There is a residential zoning district on the opposite side of the North Jackson / Richings Street intersection. The Laundry Depot is requesting the parcel's zoning be changed to Light Manufacturing District (M-1).

Mr. John Newton with the Laundry Depot requested a building permit to construct another mini-warehouse building on their location at 808 North Jackson. Mini-warehouse storage is not a permitted use in the B-3 zoning district. The existing storage buildings predate the City's zoning ordinance. Mr. Newton completed and submitted a rezoning petition although he understands the City is in the process of rewriting our zoning ordinance and this may not be the best time for the City to consider and approve changing zoning districts.

The Planning and Zoning Commission met on April 5th and held a public hearing on the matter, and has forwarded a recommendation to the City Council to approve the rezoning request. We will discuss this rezoning item with the City Council at Wednesday's Planning Session, and Mr. Newton is also planning on attending Wednesday's planning session.

A rezoning ordinance is adopted after the City Council has held and approved three separate readings. The first reading of the ordinance can be considered at the April 19th City Council Meeting. At that same meeting, the Council can set May 3rd for holding a public hearing on the rezoning request. Normally the Council approves a second reading at the same meeting following the public hearing. May 17th is the next regularly scheduled Council meeting for a third and final reading.

The Laundry Depot LLC
808 North Jackson
Rezoning Request

