

AGENDA ITEM SUMMARY

Subject: Consider second reading of Ordinance 1152 amending the zoning classification of property located at 808 N Jackson Street from B-3, Service Business District, to M-1, Light Manufacturing District and consider Resolution No. 54-21 setting public hearing

Recommendation: Approve the second reading of Ordinance 1152 and approve Resolution No. 54-21 setting a public hearing

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 Frito-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.

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. The City Council approved the first reading of the Ordinance 1152 at the April 19th City Council meeting.

The City Council scheduled a public hearing for the May 3rd Council meeting. Unfortunately, the notice was not published in the paper, so the hearing cannot be held. To proceed with the rezoning process in a timely manner, we propose the Council hold a special Council meeting next Wednesday, May 12th, prior to the Planning Session. The third reading can then be approved following the public hearing and a motion approved adopting the ordinance.

We recommend the Council approve the second reading of this ordinance and approve Resolution Number 54-21 setting May 12, 2021 at 6:00 pm as the date and time for a public hearing prior to the third reading.

The Laundry Depot LLC
808 North Jackson
Rezoning Request



ORDINANCE NO. 1152

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF PROPERTY LOCATED AT 808 N. JACKSON STREET, CHARLES CITY, IOWA, FROM B-3, SERVICE BUSINESS DISTRICT TO M-1, LIGHT MANUFACTURING DISTRICT

BE IT ENACTED by the City Council of the City of Charles City, Iowa:

SECTION 1. Change in Zoning Classification. Property legally described as:

Lots Six (6), Seven (7), Eight (8), Nine (9) and Ten (10), Block 142, Lane's Addition to St. Charles, now incorporated as the City of Charles City, Iowa.

(locally known as 808 N. Jackson Street, Charles City, Iowa)

presently classified as B-3, Service Business District, is hereby reclassified as M-1, Light Manufacturing District.

SECTION 2. Map Amendment. The official zoning map of the City of Charles City shall be modified to reflect these changes in zoning classification upon approval and passage of this Ordinance.

SECTION 3. Severability. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 4. When Effective. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed by the City Council on this _____ day of _____, 2021.

Dean Andrews, Mayor

ATTEST:

Trudy O'Donnell, City Clerk

I certify that the foregoing was published as Ordinance No. _____ on the _____ day of _____, 20____.

Trudy O'Donnell, City Clerk

RESOLUTION NO. 54-21

**RESOLUTION DIRECTING THE CLERK TO PUBLISH NOTICE OF HEARING ON
ORDINANCE 1152 AMENDING THE ZONING CLASSIFICATION OF PROPERTY
LOCATED AT 808 N. JACKSON STREET, CHARLES CITY, IOWA, FROM B-3,
SERVICE BUSINESS DISTRICT TO M-1, LIGHT MANUFACTURING DISTRICT**

WHEREAS, the City Council has caused to be prepared and filed with the City Clerk copies of Ordinance 1152 and,

WHEREAS, an official copy of this ordinance is now on file for public inspection in the office of the City Clerk of Charles City, Iowa,

NOW THEREFORE BE IT RESOLVED that a public hearing thereon will be held in the Council chambers on the 12th day of May, 2021, at 6:00 o'clock p.m., at which time and place the Council will consider arguments for or against the adoption of the proposed Ordinance 1152.

BE IT FURTHER RESOLVED that the Clerk be authorized and directed to cause to be published notice of such hearing one time not less than four (4) days nor more than twenty (20) days prior to the date herein established for hearing as by law provided.

Passed and approved this 3rd day of May, 2021.

MAYOR

ATTEST: _____
CITY CLERK