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## AGENDA ITEM SUMMARY

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**Subject: Hold Public Hearing and consider the third 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**

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**Recommendation: Approve the third reading of Ordinance 1152 and approve motion to adopt**

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### **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 Street 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 5<sup>th</sup> 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 and second readings of the Ordinance 1152 at the April 19<sup>th</sup> and May 3<sup>rd</sup> City Council meetings.

The City Council will hold a public hearing for the rezoning request at Wednesday's special Council meeting and consider approving the third reading following the public hearing.

We recommend that the Council approve the third reading and authorize the City Clerk to publish the approved ordinance.

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