

AGENDA ITEM SUMMARY

Subject: Consider First Reading of Ordinance 1153 to rezone property owned by Bethany Alliance Church from M-1, Light Manufacturing District, to B-3, Service Business District and set date for public hearing

Recommendation: Approve First Reading of Ordinance 1153 and Resolution No. 112-21 setting public hearing

Background Summary:

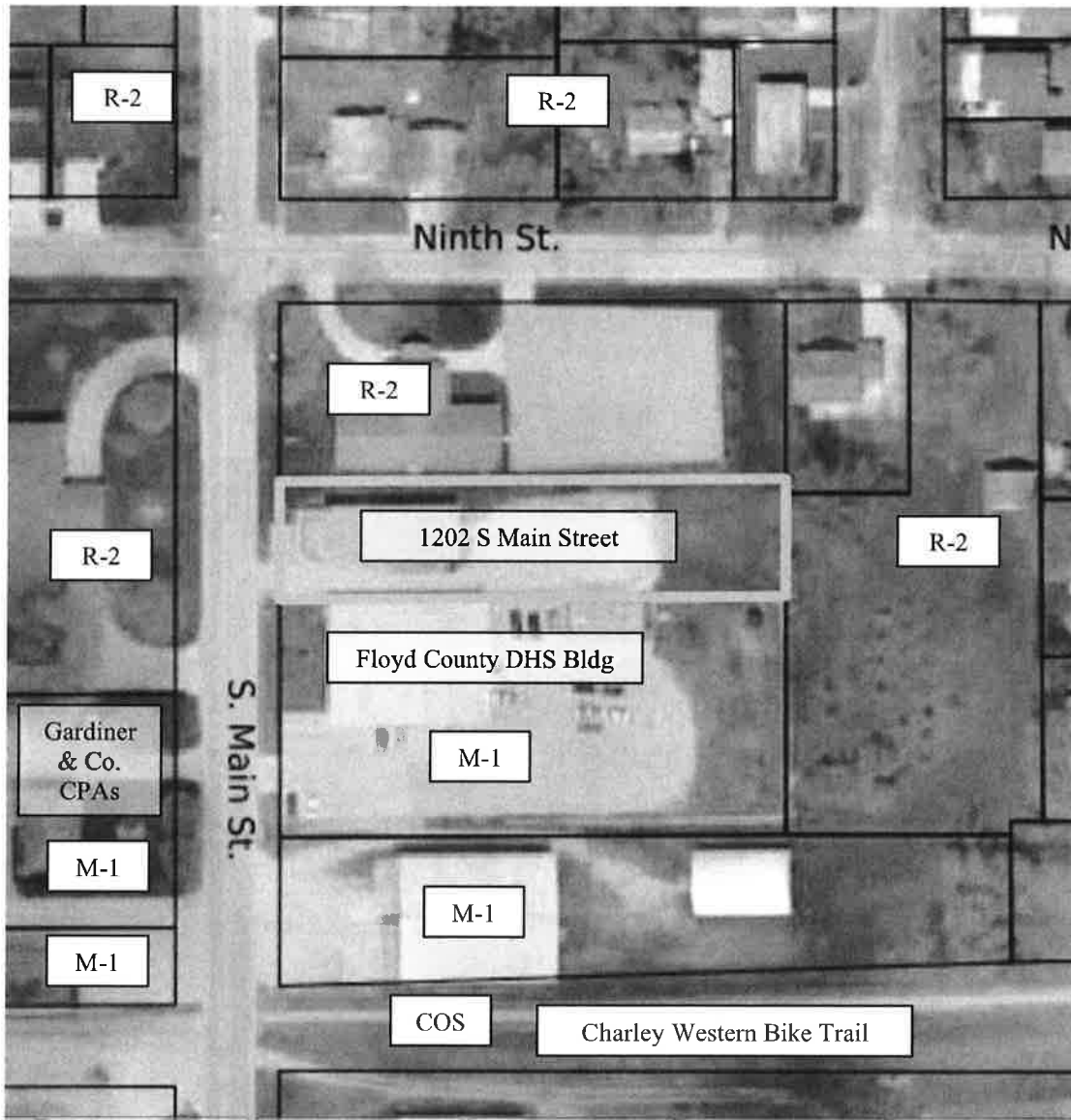
Bethany Alliance Church owns the property at 1202 South Main Street which is currently zoned M-1, Light Manufacturing District. An aerial view of the area is attached showing the subject parcel and the surrounding zoning districts.

The light manufacturing district zoning is most likely a holdover from when this area had rail service provided by the Charley Western Railway. The railroad has long been abandoned and rail service no longer provided. The Charley Western Bike Trail has replaced the railroad track. This is an area we will review with Marvin Planning Consultants when the zoning map is prepared for the new unified development ordinance. The use of the area is more consistent to commercial use rather than light industrial. The Church has an opportunity to sell the property and has elected to seek rezoning their parcel rather than to wait for the City to complete the zoning ordinance re-write.

The Planning and Zoning Commission met on August 23rd and held a public hearing on the matter, and has forwarded a recommendation to the City Council to approve the rezoning request. We recommend approval of the first reading of Ordinance 1153 and approval of Resolution Number 112-21 setting September 20, 2021 at 6:00 pm as the date and time for a public hearing.

Bethany Alliance Church
(BAC Shack)
1202 South Main Street
Rezoning Request

M-1 Zoning District to B-3 Zoning District



ORDINANCE NO. 1153

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF PROPERTY LOCATED AT 1202 SOUTH MAIN STREET, CHARLES CITY, IOWA, FROM M-1, LIGHT MANUFACTURING DISTRICT, TO B-3, SERVICE BUSINESS 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:

The South Seventy-five feet (S75') of the North One Hundred eighty-six and Fifty five hundredths feet (186.55') of South Outlet No. Eight (8), Lane's Addition to St. Charles, now incorporated in and a part of Charles City, Iowa

(locally known as 1202 South Main St., Charles City, Iowa)

presently classified as M-1, Light Manufacturing District, is hereby reclassified as B-3, Service Business 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. 112-21

RESOLUTION DIRECTING THE CLERK TO PUBLISH NOTICE OF HEARING ON ORDINANCE 1153 AMENDING THE ZONING CLASSIFICATION OF PROPERTY LOCATED AT 1202 SOUTH MAIN STREET, CHARLES CITY, IOWA, FROM M-1 LIGHT MANUFACTURING DISTRICT, TO B-3 SERVICE BUSINESS DISTRICT

WHEREAS, the City Council has caused to be prepared and filed with the City Clerk copies of Ordinance 1153 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 20th day of September, 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 1153.

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 7th day of September, 2021.

MAYOR

ATTEST: _____
CITY CLERK