

AGENDA ITEM SUMMARY

Subject: Public hearing and second reading of Ordinance 1153 to rezone property located at 1202 South Main Street from M-1, Light Manufacturing District, to B-3, Service Business District.

Recommendation: Hold hearing and approve second reading of Ordinance 1153

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 are reviewing with Marvin Planning Consultants as part of the updated zoning map for the new unified development ordinance. The use of the area is more consistent with commercial use rather than light industrial. Bethany Alliance Church has an opportunity to sell the property and has elected to seek rezoning their parcel rather than 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.

The Council completed the first reading of the ordinance amendment at the September 7th meeting and will hold a public hearing and act on the second reading at Monday's meeting.

We recommend the Council approve the second reading of Ordinance 1153.

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