
AGENDA ITEM SUMMARY

Subject: Discuss request by the Hartwood Inn for the City Council to initiate rezoning of the Hartwood Inn property

Background Summary:

Gilbert Stable with the Hartwood Inn has submitted a request for the City Council to initiate a rezoning request to rezone the Hartwood Inn property from B-3 (commercial) to R-3 (multi-family residential). I am attaching Mr. Stable's email message with his request for rezoning. Earlier this year, Hartwood Inn requested and was provided a rezoning petition for their property on Gilbert Street. They were not able to obtain the required number of signatures, so the rezoning request ended without further action by the City.

Per the City's zoning ordinance, there are two methods that are allowed to begin the process to rezone property. The first method allows the property owner to submit a rezoning petition to the Planning and Zoning Commission. The petition must be signed by at least 50% of the property owners surrounding the property. Without the required number of signatures, the petition is not considered valid and cannot be submitted for consideration.

The second method to rezone property is initiated by the City Council. The Council can direct the Planning and Zoning Commission to study a Council defined area and make a recommendation to the City Council regarding if rezoning is warranted. The City Council initiated rezoning process does not require a petition that is signed by the surrounding property owners. This process is generally used for rezoning larger multiple parcel areas or to correct errors or inconsistencies in a zoning district.

The City's Comprehensive Plan is the guide and is to be used to assist with making decisions about zoning changes. The Hartwood Inn property is shown as commercial use in the Comp Plan's future land use map as shown in the attachment. The Hartwood Inn is a permitted use in the current B-3 Zoning District.

Mr. Stable will be in attendance at Monday's planning session to provide more information and answer the Council's questions.

john@cityofcharlescity.org

From: Hart2Heart <rejvcap@gmail.com>
Sent: Friday, October 8, 2021 4:25 PM
To: John Fallis
Subject: Re: Hartwood Inn Rezoning Request - City Council Planning Session Monday October 25

Dear John Fallis and Honorable members of the City Council,

Please consider this request for our petition hearing to Rezone the property located at 1312 Gilbert St, Charles City, IA 50616 for the following reasons:

1. There is a critical shortage of residential housing in this community. A rezone from commercial B-3 to Multifamily R-3 offers affordable housing.
2. A more strict application policy to enforce background checks.
3. Section 8 Housing vouchers will be welcome instead of ineligible to assure that long term leases will be contracted enforced by federal and local regulations.
4. Owners within 200 feet of the property who were reluctant to sign a zoning petition may still be able to voice their concerns in a public hearing.

Thank you very much.

Kind regards,

Gilbert Starble, Manager, Hartwood Inn

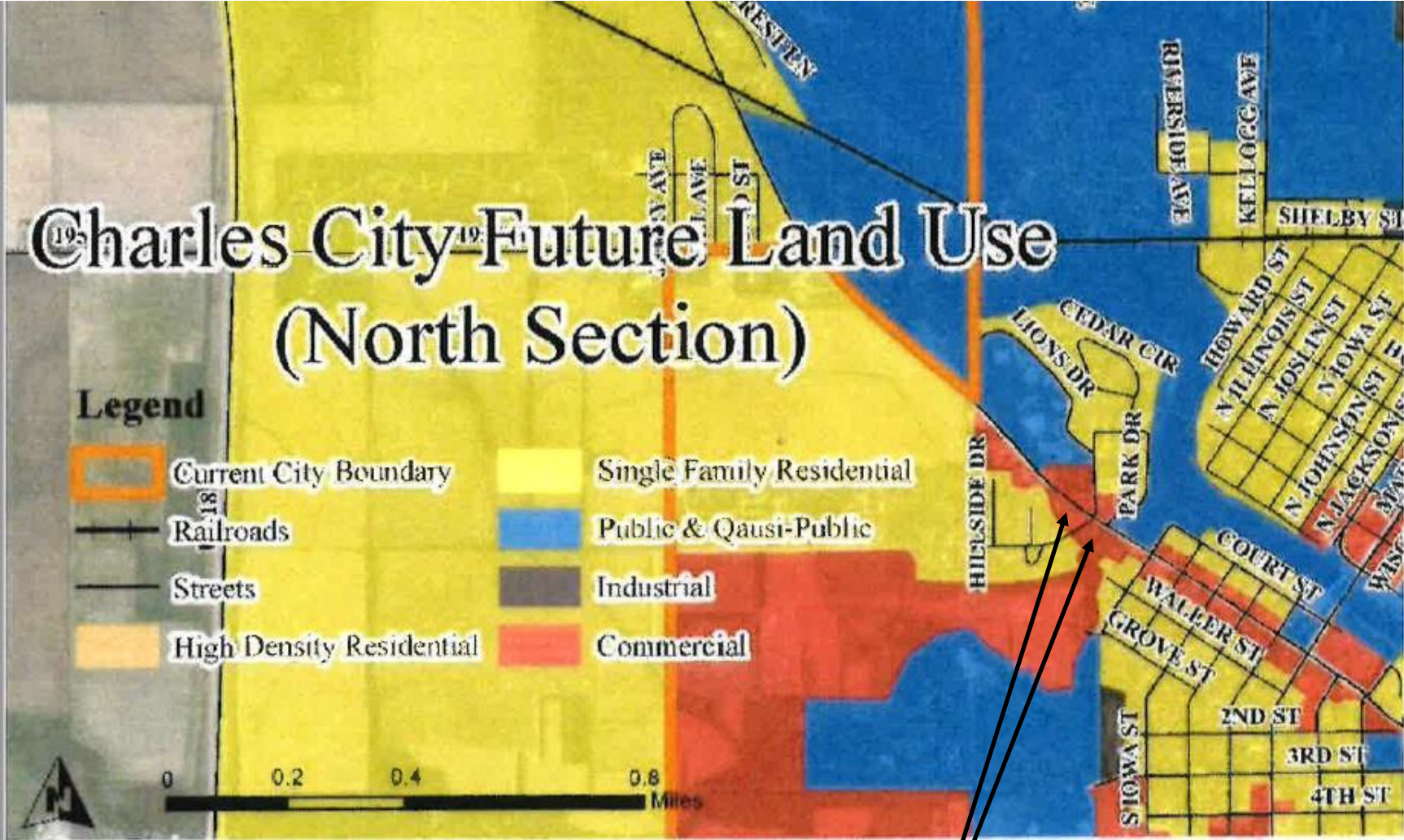
Email: rejvcap@gmail.com

Tel. 6412284352

Direct Line 641-330-1524

Hartwood Inn Rezoning Request – October 25, 2021 Council Planning Session





Hartwood Inn