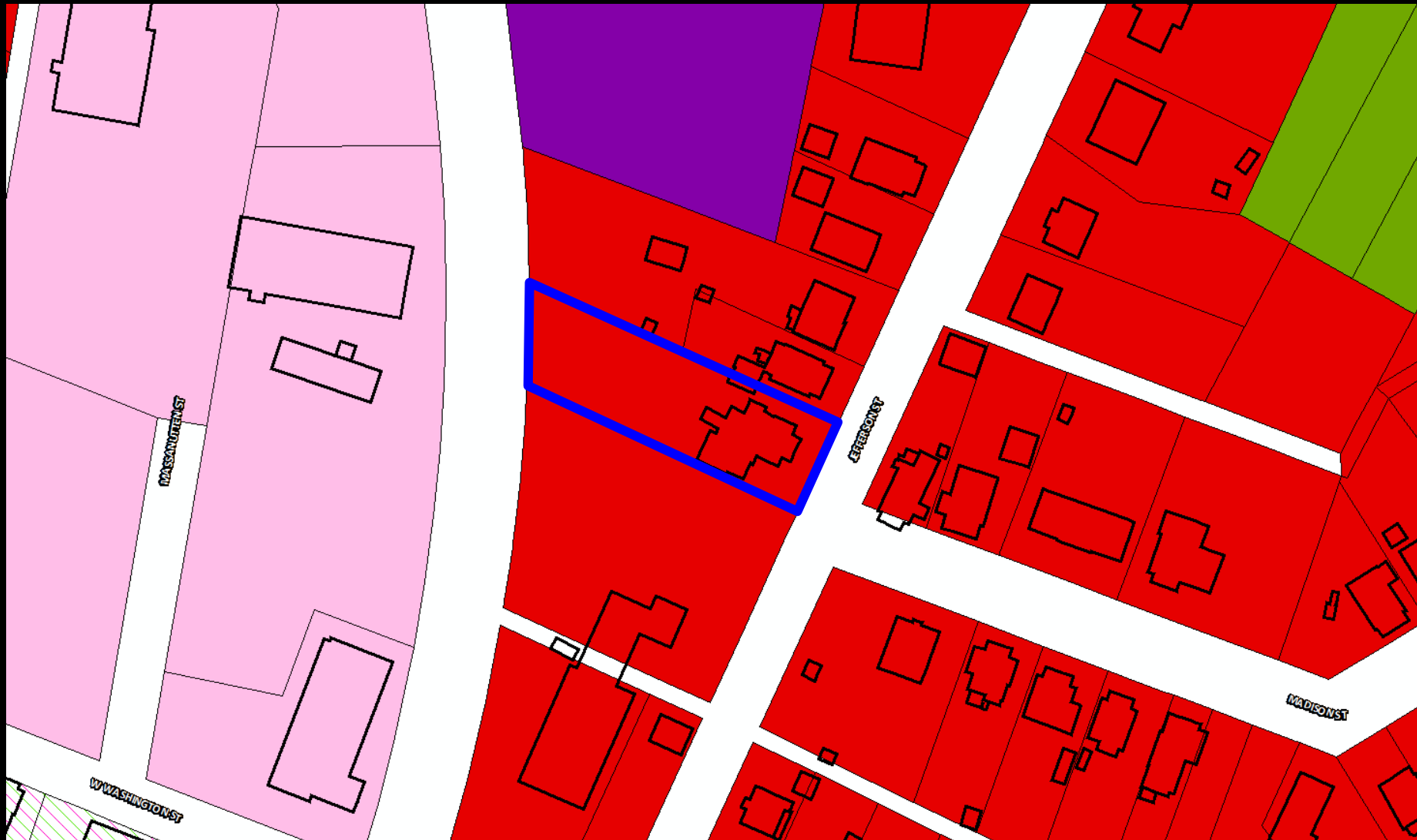


Rezoning – 731 Jefferson Street (M-1 to R-3C)



Rezoning – 731 Jefferson Street (M-1 to R-3C)



Rezoning – 731 Jefferson Street (M-1 to R-3C)





- Existing structure is believed to have been built before the property was annexed into the City in 1870.
- 1939: The City Adopted a Zoning Ordinance and the property was zoned B-2.
- 1963: A new Zoning Ordinance was adopted and the property was zoned M-1 and became a nonconforming use.
- April 2024: The structure had suffered a fire and City staff learned that at some point in time a second unit had been illegally added to the structure.

Section 10-3-21 (a):

“Whenever a nonconforming use is enlarged or extended beyond the size, character, or intensity of the use as it existed at the time that it became nonconforming, the nonconforming status of such use shall terminate and become unlawful. Any subsequent use shall conform to the regulations applicable in the district in which it is located. When a use is regulated by this chapter in a quantifiable manner, including but not limited to regulations limiting the number of unrelated occupants permitted in a dwelling unit and limiting the density of dwelling units, any quantifiable increase shall constitute an enlargement or extension beyond the size, character, or intensity of the use.”

Proffer (summarized)

- If the property is subdivided, a variable width public sidewalk easement and a temporary sidewalk easement will be dedicated to allow the City to build sidewalk in the future.

Recommendation

Staff and Planning Commission (7-0) recommends approval of the rezoning request.