

Rezoning – 320 South Main Street (B-2 to B-1)



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Existing Uses

- Existing building is 4,670 +/- sq. ft. for multiple tenants
- Existing and past uses have included offices and retail spaces including:
 - Counseling offices
 - Medical offices
 - Professional offices
 - Clothing retailer

Existing On-site Parking

- One-way, angled parking lot with 22 marked spaces.
- In 1960, an approved building permit required the condition that 20 parking spaces be provided.



Parking

- Current Zoning Ordinance requires:
 - 1 space per 300 sq. ft. for professional offices.
 - 1 space per 200 sq. ft. (<10,000 sq. ft.) for retail uses.
- For any combination of office and retail space, if zoned B-2, then 16 to 24 parking spaces could be needed.

B-1 district has no minimum parking requirement

Proffers

1. Drive-through facilities are prohibited.
2. No parking lot (including travel lanes and drive aisles) shall be located between any building and South Main Street.
3. All traffic generating uses shall be limited to a combined total of 100 vehicle trips in either the AM or PM peak hour.

Recommendation

Staff and Planning Commission (6-0) recommends approval of the rezoning request.