

Memo

To: City Council
From: Bryan Myrkle
cc:
Date: November 5, 2014
Re: Rezone of N. Sheldon and McClure Street properties

On your council agenda for this coming Monday evening is a staff-initiated rezoning request for several properties located in the 400 block of N. Sheldon Street and the 200 Block of McClure Street.

These are all residential properties, but are currently zoned for industrial use: I-2 General Industrial

It has been brought to our attention that this zoning inconsistency is causing problems for the owners and prospective purchasers of these properties. It is difficult to obtain financing or refinancing because the non-conforming status could preclude their being reconstructed if they were to be destroyed by more than 51%. This makes them much less valuable as collateral in the eyes of lenders.

There is no expectation of industrial development of these parcels, and the city's Master Plan calls for them to remain as residential properties into the future. Therefore, there appears to be no reason for them to have an I-2 designation, especially as it is causing a hardship for the property owners.

I am recommending this change to R-1 Single Family and asking that it be forwarded to the Planning Commission for public hearing.