

Memo

To: Planning Commission
From: Bryan Myrkle
Date: February 25, 2016
Re: Zoning text amendment – MX-1 Mixed Use Overlay

On your agenda for the March Planning Commission meeting is a public hearing on the issue of making the MX-1 Mixed Use overlay zone available to property owners in two-family and multi-family residential districts.

This was discussed at some length by Commissioners at the February meeting. Our aim has been to facilitate the re-use of the former Baughman Manor Bed and Breakfast at 218 N. Cochran. You will likely recall that there is a prospective purchaser for this property who would like to use it as a business office.

This would require a change to the MX-1 language, in that its use is currently prohibited in all residential districts. The proposal before you would allow its use in two-family and multi-family residential districts.

The Planning Commission reviewed and recommended taking this course of action to the City Council in February. Because there was such broad agreement on the commission, it was my hope that we could hold the required public hearing at the City Council level and more quickly make the language change.

However, City Manager Guetschow identified a requirement in the Zoning Enabling Act that specifies the public hearing take place before the same board that held the public hearing when adopting the original ordinance.

Therefore, this same basic issue comes before you again this month for the purposes of conducting a public hearing on the issue. Assuming there

has been no major change-of-heart on the Planning Commission since last month, I expect the City Council would have a final reading and adoption of this ordinance at its March 14 meeting.

For your reference, I have included the materials provided to the City Council on this issue, which includes the transcript of Eric Crandall's comments to the Planning Commission last month.