

REVIEW FOR PLANNING COMMISSION  
By Richard G. Hayman, Building Commissioner

RE: R & M Company Rezoning

1108  
Scott St

The application is for rezoning of Lot 19 of E. S. Dodd's First Addition located on the southeast corner of Scott Street and Lagrange St. It would not include two lots within Lot 19 and fronting on Lagrange Street. There is another small section at the south corner of the lot that is City property and contains a waste water pump station.

The rezoning of this Lot 19 is requested to be changed from "LB" Local Business to "PB" Planned Business. The property to the north of Lagrange Street is "PB" Planned Business. The property to the east and south is "C" Residential and the property to the west on the other side of Scott Street is "A" Residential. Scott Street is a State Route (108) and a main artery of the City. The two lots within Lot 19 have dwelling units on them.

I have talked with a Mr. Green, who owns one of these lots next to the creek on the east side of Lot 19 and asked if he would prefer a residential zoning instead of "LB" Local Business. He was going to talk to the owner to the west and let me know.

I understand that Dr. Manahan has approached the west property owner to purchase his lot.

There is a 48 ft. area that runs along the south side of the property by the creek that will be unusable. Twenty ft. of this area is an easement for maintenance and the sewer line, the other twenty eight ft. is between this easement and the creek. The actual buildable area would only be about 98 acres which is 42,630 sq. ft. This square footage would only allow for approximately seven business uses. Under "PB" more than three uses in a building would have to have a Special Use Permit.

We have six "LB" Local Business Districts in the City right now. Two are located next to "GB" General Business Districts. Only one is located within an entire Residential District.

I feel that eventually we could do away with "LB" Local Business Districts and join them with either "PB" Planned Business or "GB" General Business District. There are too many permitted uses in an "LB" District within the Code and the uses are almost the same as General Business. The main purpose of "LB" Districts in most zoning codes is to supply service to outlying residential district.

The normal uses permitted should be drugstores, small after-hour grocery stores, bank branches, beauty shops and barber shops. All other businesses would fall under General Business Districts.

The administration has expressed their desire to include the sanitary pump station in the rezoning application.

The administration sees no problem with the rezoning of Lot 19 and I feel it would be an acceptable change.