



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 21, 2020

Re: Show-Me Central Habitat for Humanity Poplar Street Rezoning (Case #21-2020)

Executive Summary

Approval of this request would rezone 0.55 acres of property from R-MF to M-C that would include 1311 Poplar Street and the vacant lot directly to the south.

Discussion

Crockett Engineering (agent), on behalf of Show-Me Central Habitat for Humanity (owner), requests to rezone two lots from the R-MF (Multiple-Family Dwelling) district to the M-C (Mixed-use Corridor) district. The subject two lots containing 0.55 acres in total are located at the southwest corner of Lakeview Avenue and Poplar Street with the existing home on the northern parcel addressed as 1311 Poplar Street.

While no plans have been submitted, the rezoning would allow Show-Me Central Habitat for Humanity to expand their Restore, which is directly to the east, or to conduct similar or auxiliary activities on this property. The current location of the Restore is the former location of Empire Roller Rink. Additional subdivision action may be required to facilitate redevelopment.

The property is located directly south of the City's Grissum Building (fleet maintenance) which would generally be described as M-C/IG (Industrial) in actual use, though it is zoned R-MF. Further to the northeast is the City's Power Plant (zoned IG), and further to the west most of the property along the Business Loop 70 Corridor is zoned M-C. While there are pockets of R-MF zoned property near this site, the request for M-C at this location is not out of keeping with the land use and zoning within the area and at a similar distance from the Business Loop frontage. As cited in the Planning and Zoning Commission staff report, staff's analysis finds the request to be generally consistent with the Comprehensive Plan given the site-specific conditions of the area, the property itself, and the land use pattern/plans for the Business Loop 70 corridor.

The Planning and Zoning Commission considered this request at their December 19, 2019 meeting. Staff presented its report and the applicant gave an overview of the request. No member of the public spoke during the public hearing. A motion to approve the rezoning request was approved (9-0).

The Planning Commission staff report, locator maps, zoning graphic, surrounding zoning graphic, and meeting minute excerpts are attached.



Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Limited. The subject lots currently have access to public infrastructure. Increases in service costs may or may not be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
	N/A

Suggested Council Action

Approve the requested rezoning from R-MF to M-C as recommended by the Planning and Zoning Commission.