
MEMORANDUM



TO: Mayor & City Council
FROM: Mary Lou DeWitt, Comm. Dev. Zoning Specialist
SUBJECT: **Rezoning for the proposed Spire Credit Union from B-2, Neighborhood Business District to B-3, General Commercial Business District to be platted Lot 1, Block 1, Tiger Blvd. Addition (FIRST READING)**
DATE: December 22nd, 2023

Background:

Patrick McCann representative for Spire Credit Union has applied for rezoning of the property site to be platted as Lot 1, Block 1, Tiger Blvd. Addition that is currently zoned as B-2, Neighborhood Business District to B-3, General Commercial Business District. The proposed address of the site will be 602 Tiger Blvd. The Final Plat is at Mille Lacs County in the process to be recorded.

Spire Credit Union is in the process of purchasing the property with the contingency that the Preliminary Plat & Final Plat as well as the Site Plan Review were approved. The Planning Commission and City Council approved the Preliminary Plat and Final Plat and the Mylars are being recorded at the County. The reasoning behind the rezoning change is the applicant would like to place a larger pylon sign at their new site. The applicant had applied for a Variance application for the November 20th, 2023 Planning Commission meeting to request for a pylon sign that would be higher in height with a larger maximum sign area permitted in the B-2 District. The Planning Commission denied the Variance request because it did not meet the Findings of Fact practical difficulties in complying with the Zoning Ordinance. The Planning Commission mentioned to the applicant that the sign request would be permitted in the B-3 Zoning District and the applicant agreed that it would be better to be in compliance with the Zoning Ordinance.

Analysis:

The intent of the B-3 General Business District is to create an area to serve the commercial and service needs of the general population. The objective is to provide service needs of the general population. The objective is to provide services to both pedestrian and vehicular traffic and to accommodate those businesses which require large areas for off-street parking or generate substantial traffic originating from outside the community.

B-3 General Commercial District – Permitted Uses

Any use permitted in B-1 and B-2 Districts. The B-1 District permitted use “Professional services including banks (with/without drive thru services)”.

On November 20th, 2023 the Planning Commission approved the Site Plan for Spire Credit Union building. The setbacks for the B-3 District are less extensive as they are with the B-2 District. This rezoning would not affect the Site Plan Review.

Rezoning Review Standards:

Many communities utilize the following factors as review standards in rezoning requests, which are being provided as information:

1. The proposed action has been considered in relation to the specific policies and provisions and has been found to be consistent with the official City Comprehensive Plan.
2. The proposed use is or will be compatible with present and future land uses of the area.
3. The proposed use conforms with all performance standards contained in this code.
4. The proposed use can be accommodated with existing public services and will not overburden the city's service capacity.
5. Traffic generation by the proposed use is within capabilities of streets servicing property.

Conclusion / Recommendation:




The Planning Commission held a public hearing on December 18th, 2023 for the rezoning of the property site located at 905 Rum River Drive South (when building on the site the address will be 602 Tiger Blvd.) to be platted as Lot 1, Block 1, Tiger Blvd. Addition from B-2, Neighborhood Business District to B-3, General Commercial Business and forward the recommendation to the City Council to hold a first reading on December 28th, 2023.

If the Council sees fit, a motion introducing Ordinance #845 would be in order.

No changes are required for the Future Land Use Plan of the Comprehensive Plan because it already designates the subject property as Commercial.



Zoning Districts

-  B-2 Neighborhood Business District
-  B-3 General Commercial Business
-  R-3 Multiple Family Residential



Future Land Use

-  Commercial