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## MEMORANDUM

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TO: Mayor & City Council  
FROM: Mary Lou DeWitt, Comm. Dev. Zoning Specialist  
SUBJECT: **Ord. #845 for 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 (FINAL READING)**  
DATE: January 8<sup>th</sup>, 2024

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### **Background:**

The City Council held the first reading for Ordinance #845 on December 28<sup>th</sup>, 2023 and there were no issues with the rezoning of this site from B-2, Neighborhood Business District to B-3, General Commercial Business District. The Final Plat is at Mille Lacs County being recorded and this lot will be Lot 1, Block 1, Tiger Blvd Addition.

### **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)”.

### **Conclusion / Recommendation:**

Staff would recommend approval of Ordinance #845 to the City Council for the rezoning of the property site to be platted as Block 1, Lot 1, Tiger Blvd. Addition from B-2, Neighborhood Business District to B-3, General Commercial Business District (currently addressed as 905 Rum River Drive South, but with building on this site will be addressed to 602 Tiger Blvd.)