



TITLE: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Pogue Engineering & Development Company, Inc., on Behalf of Early B. & Lena Milstead, for Approval of a Request to Rezone Less than 16 Acres from “ML” – Light Manufacturing District to “PD” – Planned Development District, Generally to Allow for a Homeless Shelter and Related Uses, Located Approximately 350 Feet North of Power House Drive and on the East Side of State Highway 5 (McDonald Street) (REQUEST TO BE TABLED)

MEETING DATE: February 5, 2013

DEPARTMENT: Planning

CONTACT: Brandon Opiela, Planning Manager
Samantha Gleinser, Planner I

RECOMMENDED CITY COUNCIL ACTION:

- Staff recommends tabling the item per the applicant’s request and continuing the public hearing to the February 19, 2013 City Council meeting.

ITEM SUMMARY:

- The applicant is requesting to rezone approximately 15.56 acres of land, located approximately 350 feet North of Power House Drive and on the east side of State Highway 5 (McDonald Street) from “ML” – Light Manufacturing District to “PD” – Planned Development District.
- The Samaritan Inn is looking to buy a larger tract of land in order to increase its current facilities. The Inn is proposing to relocate its existing store to the proposed site, as well as construct a new homeless shelter on the property. In addition, the Inn wishes to operate a daycare facility where its residents will have a safe place to leave their children during working hours and/or job interviews.
- At the Planning and Zoning Commission Meeting on January 8, 2013, four residents spoke in opposition to the rezoning request. Their concerns included, but were not limited to, an increase in the homeless population in a concentrated area, security for surrounding properties, and a decrease in surrounding property values.

BACKGROUND INFORMATION:

- See attached Planning and Zoning Commission Staff Report.

FINANCIAL SUMMARY:

- N/A

BOARD OR COMMISSION RECOMMENDATION:

- On January 8, 2013 the Planning and Zoning Commission voted 6-0 to recommend approval of the proposed rezoning request as conditioned by Staff.