

**Date:** March 20, 2023  
**Amount:** N/A  
**Account Number:** N/A

**EXPLANATION TO COUNCIL BILL**

**ORIGINATING DEPARTMENT:** Planning & Community Development

**PURPOSE:** To redistrict the property located at 1602 Messanie Street from C-3 Commercial District to R-4 Apartment Residential District as requested by Marcin Jakubowski on behalf of Open Source Ecology.

**REMARKS:** The applicant is requesting a zoning district change from C-3 Commercial District to R-4 Apartment Residential District. The purpose of the request is to allow for greater flexibility of housing options for development on the site. The property as currently zoned would only permit housing development with 3 or more units. R-4 zoning would allow for single-family development, duplexes, or 3 or more units. The site formerly had a legal-nonconforming, single-family house, which was permitted for demolition on October 19, 2021.

The majority of all C-3 zoning in the area is either legal nonconforming housing or vacant lots. Obvious commercial uses do not begin along Messanie Street until the east side of 17<sup>th</sup> Street, which is now a Dollar General. All residential zoning in the area is R-4, apartment residential district. A legal-nonconforming, single-family residence is currently the only structure on the 1600 block of Messanie Street.

The Planning Commission reviewed this request during the regular meeting on January 19, 2023 and recommended APPROVAL of the zoning district change by a vote of 7-1. The Planning and Community Development Department concurs with this recommendation for Approval.