

STAFF REPORT
Decatur City Plan Commission

Hearing Date March 7, 2019
Case No. 19-08
Property Location 837-877 West King Street
Request Rezoning from R-6 Multiple Dwelling District to M-1 Intense Commercial-Light Industrial District
Petitioner Wave Properties, Inc.
Representative Matt Cox

BACKGROUND

The petitioner is requesting rezoning of the properties at 837-877 West King Street from R-6 Multiple Dwelling District to M-1 Intense Commercial-Light Industrial District. The petitioner owns of the existing self-service storage facility. Separately, the petitioner has filed a request to vacate an alleyway south of the subject site.

Surrounding Land Use and Zoning

<i>Direction</i>	<i>Existing Land Use</i>	<i>Zoning</i>	<i>Comprehensive Plan</i>
Subject Property	Vacant Land, Vacant House	R-6	Employment, Residential – Low Density
North	Single-Family Residences, Vacant lots Vacant Commercial	R-3, R-6, M-1	Residential – Low Density
South	Self-storage facility, Bar	M-1	Employment
East	Single-Family Residences, Vacant lots	R-6	Residential – Low Density
West	Self-storage facility	M-1	Residential – Low Density

PROJECT DESCRIPTION

The petitioner proposes to rezone the properties at 837-877 West King Street from R-6 Multiple Dwelling District to M-1 Intense Commercial-Light Industrial District to create a uniform zoning district for the entire area, and later construct additional self-service storage facility.

STAFF ANALYSIS

The surrounding zoning districts include R-6 Multiple Dwelling District and M-1 Intense Commercial-Light Industrial District to the north, R-3 Single-Family Residence District to the northwest, M-1 Intense Commercial-Light Industrial District to the south, and B-1 Neighborhood Shopping District and R-3 Single-Family Residence District to the west, and R-6 Multiple Dwelling District to the east. The Macon County and Decatur Comprehensive Plan shows this area as Residential – Low Density and Employment. The proposed M-1 zoning would be compatible and consistent with adjacent zoning and uses to the west, south, and north. Also, rezoning the “R-6” District of the subject site to “M-1” District would be consistent with zoning , i.e. M-1 District to abutting area.

The subject site is located within a mixed-use area and rezoning to M-1 Intense Commercial-Light Industrial District should have no adverse effect on the general area or the City as a whole.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning request.

PLAN COMMISSION ACTION

Section XXIX. requires the Plan Commission to hold a public hearing on a rezoning request, and then forward its report and recommendation to the City Council for a final decision. A motion to forward Case 19-08 to City Council by the Plan Commission with a recommendation is warranted.

This report constitutes the testimony and recommendation of the Planning and Sustainability Division, Economic and Community Development Department, City of Decatur.

Scott Dedert
Senior Planner

ATTACHMENTS

1. Petition
2. Location Map



City of Decatur, Illinois

PETITION FOR REZONING

Petition before the Mayor, City Council and Members of the Plan Commission of Decatur, Illinois

Economic and Urban Development Department
 One Gary K. Anderson Plaza
 Decatur, Illinois 62523-1196

424-2793
 FAX 424-2728

Please Type

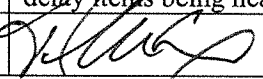
SECTION ONE: PETITIONER / OWNER / REPRESENTATIVE INFORMATION					
Petitioner	Wave Properties, Inc. c/o Bryan Zimmerman				
Address	2009 Shale Ridge Court				
City	Columbia	State	MO	Zip	65203
Telephone	309.275.6958	Fax		E-mail	
Property Owner	Wave Properties, Inc.				
Address	2009 Shale Ridge Court				
City	Columbia	State	MO	Zip	65203
Telephone	309.275.6958	Fax		E-mail	
Representative	Robert M. Cox, PLS - Survey Solutions, LLC				
Address	111 East Ashland Avenue				
City	Mt. Zion	State	IL	Zip	62549
Telephone	217.521.0612	Fax		E-mail	surveysolutionsllc@yah

SECTION TWO: SITE INFORMATION						
Street Address	837 1/2, 837, 845, 855, 857, 865, 871 and 877 West King Street					
Legal Description	See Attached Exhibit for Legal Descriptions.					
Present Zoning	<input type="checkbox"/> R-1	<input type="checkbox"/> R-2	<input type="checkbox"/> R-3	<input type="checkbox"/> R-5	<input checked="" type="checkbox"/> R-6	Is this property a Planned Unit Development? <input type="checkbox"/> YES Approval Date: _____ <input checked="" type="checkbox"/> NO
	<input type="checkbox"/> B-1	<input type="checkbox"/> B-2	<input type="checkbox"/> B-3	<input type="checkbox"/> B-4	<input type="checkbox"/> O-1	
	<input type="checkbox"/> M-1	<input type="checkbox"/> M-2	<input type="checkbox"/> M-3	<input type="checkbox"/> PMR-1		
Please list all improvements on the site:						
Size of Tract	1.43	<input type="checkbox"/> SF	<input checked="" type="checkbox"/> AC			

SECTION THREE: REQUESTED ACTION						
Rezoned Property To:	<input type="checkbox"/> R-1	<input type="checkbox"/> R-2	<input type="checkbox"/> R-3	<input type="checkbox"/> R-5	<input type="checkbox"/> R-6	Will this property be a Planned Unit Development? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	<input type="checkbox"/> B-1	<input type="checkbox"/> B-2	<input type="checkbox"/> B-3	<input type="checkbox"/> B-4	<input type="checkbox"/> O-1	
	<input checked="" type="checkbox"/> M-1	<input type="checkbox"/> M-2	<input type="checkbox"/> M-3	<input type="checkbox"/> PMR-1		
Other:						

<i>Section Three Continued</i>	
Purpose	<i>Please state the purpose of the proposed rezoning.</i>
Expansion of the existing storage facility, minor subdivision and site plan to develop rezoned property in accordance with the City of Decatur requirements.	

SECTION FOUR: JUSTIFICATION
<i>The petitioner submits to the City Plan Commission and City Council the following facts (additional pages may be attached):</i>
In order to complete the minor subdivision and site plan for the expansion of the existing storage facility, the property contained within this petition is being petitioned to be rezoned to match the existing zoning of the properties lying to the West and South (M-1). Owner has met with TRC, who supports the rezoning as well as the expansion of the storage facility.

SECTION FIVE: CERTIFICATION	
	To be placed on the agenda of the regular meeting on the first Thursday of the month at 3:00 PM in the City Council Chambers, petition must be received on the first Thursday of the preceding month. Failure of the petitioner or the petitioner's representative to attend the Plan Commission hearing may result in items being tabled. Incomplete or erroneous petitions may delay items being heard by the Plan Commission.
Petitioner's Signature	
Date	2.6.19

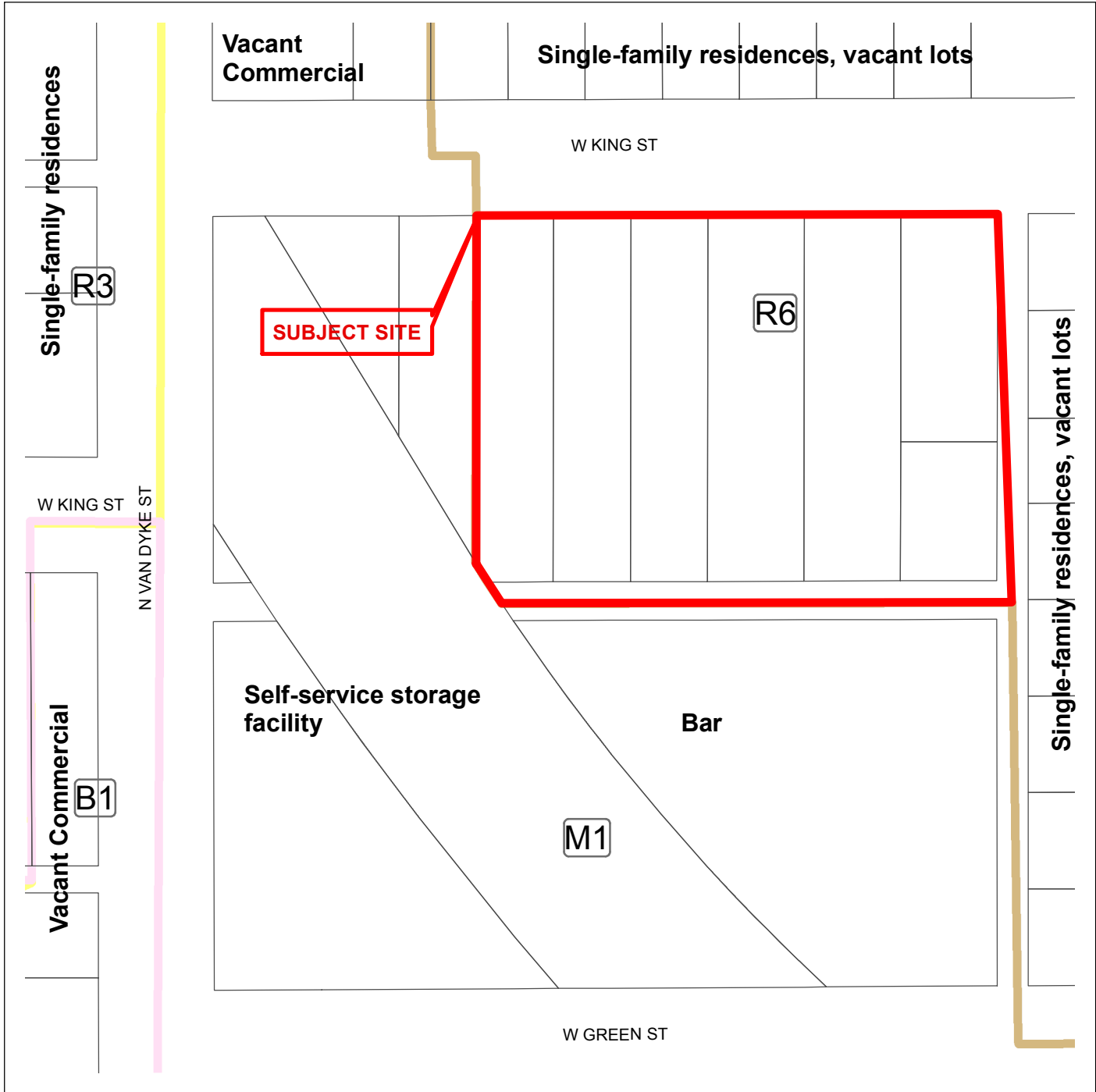
(OWNER'S REPRESENTATIVE)

NOTES:	
<ol style="list-style-type: none"> 1. Please forward this completed form and attachments to the Economic and Urban Development Department, Third Floor, Decatur Civic Center. Please make checks payable to the City of Decatur. See Schedule "A" for fees. 2. Signature of this petition grants permission to City staff to place a sign, indicating a request for zoning action, on the subject property at least 10 days prior to the Decatur City Plan Commission hearing. Said sign will be removed within 15 days of final action by City Council. 3. In the event a petition for rezoning is denied by the Council, another petition for a change to the same district shall not be filed within a period of one year from the date of denial, except upon the initiation of the City Council or the City Plan Commission after showing a change of circumstances which would warrant a renewal. 4. All petitions before the Decatur City Plan Commission are reviewed through the Development Technical Review (DTR) Process. Please consult the DTR Brochure for information related to this process. 	

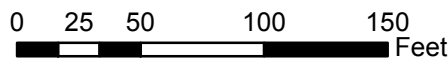
OFFICE USE ONLY	
Date Filed	
By	

City of Decatur

Wave Properties



Case No: 19-08
Date: March 7, 2019
Petition of: Wave Properties



Legend

- Subject Site
- Parcels

Zoning

- R3-Single Family Residence
- R6-Multiple Dwelling
- B1-Neighborhood Shopping
- M1-Intense Commercial /Light Industrial
- M2-Heavy Industrial

City of Decatur

Wave Properties



Case No: 19-08

Date: March 7, 2019




Petition of: Wave Properties

0 50 100 200 Feet

N



Legend

-  Subject Site
-  Decatur Zoning
-  Parcels