

Zoning Committee - April 8, 2021

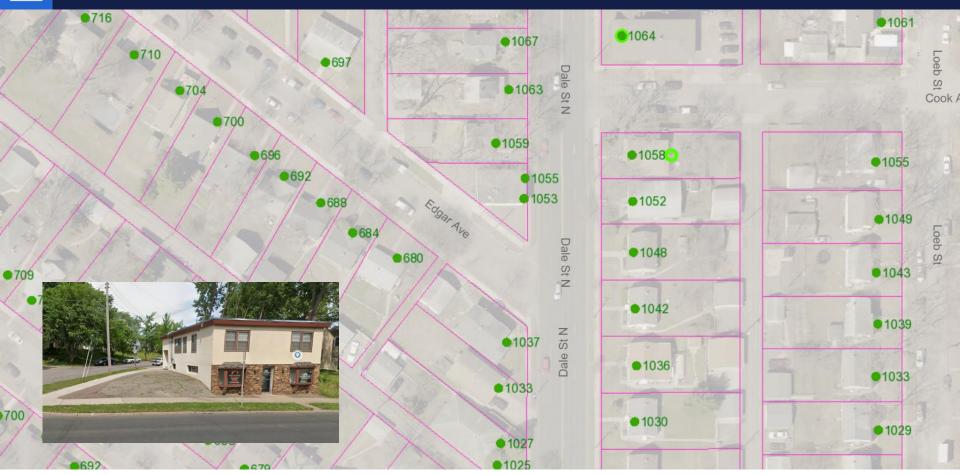
Application to Rezone 1053 N. Dale St. R4 -> T2

ZF# 21-246-238





1053 N. Dale Street: Aerial View and Street Views





1053 N. Dale: Property History

- Constructed 1962 as commercial building
- "Legal nonconforming use" for business/professional office since 1999
- Use between 1962 and 1999 not researched

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TYPE OF PERMIT	DATE ISSUED	PERM NUMB	IIT ER	FINAL INSPECTION	CONTRACTOR	ESTIMATED COST	TYPE OF CONSTRUCTION	NO, OF STORIES	WIDTH, FEET	LENGTH, FE
BUILDING	13/62	5221		7/3/63	St Jane	17,000	Framel		30	40.4
PLASTERING	9/10/62		09		munear	622		HEIGHT, FEET	AREA SQ. FT.	VOL. CU. F
ELECTRICAL	9/1/42		790		mike Jane	400		17		
PLUMBING	7/17/62	5632			Glewer alale	1900		TOTAL ORIGINAL COST		
HEATING STEAM & HW										
WARM AIR	8/14/62	7449			Tevin Cety	1800		COST PER CUBIC FOOT		
REFRIGERATION	1 1				7	72.9		GENERAL	MECHANICAL	ELECTRICAL
Gasherner	8/1/63	13,	157		Twin Cety	600	Junace			
					CORD OF ADD	DITIONAL PER	MITS			
TYPE OF PERMIT	T PERMIT NUMBER		DATE ISSUED	DATE OF FINAL INSPECTION	OWNER	CONTRACTOR	ESTIMATED COST			RPOSE OF WORK
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Zoning Background

- Current zoning is R4 one-family residential
- Current nonconforming status requires zoning approval for change in commercial use, and does not allow full residential use of the property
- Property owner/applicant desires option for general retail (in addition to currently permitted commercial uses) and residential use
- T2 traditional neighborhood is the least "intense" district allowing this range of uses



Recommendation: Approval

- Generally compatible with surrounding zoning (fine grain mix)
- Small site size places practical restrictions on use of site
- Zoning change of additional residential properties along Dale/nearby would require petition or initiation by Planning Commission (PC) or City Council (CC), plus public hearing at both PC and CC

