



PLANNING AND ZONING COMMISSION STAFF REPORT

Monday – November 4, 2019 at 6:00 PM

CASE NUMBER: #2019-11

APPLICANT: Harold Scott Lockett

EXISTING ZONING: CC (Community Commercial)

REQUEST: **#2019-11** A request by Harold Scott Lockett for a Use Variance at 525 Main Street, Parcel #185-000044.

DESCRIPTION: The applicant is requesting a Use Variance to allow his building on Main Street to be used as a single family dwelling. The property is currently zoned Community Commercial (CC) and the use as a single family dwelling is not a permitted or conditional use in the CC zoning district. The building was originally used as a single family dwelling, however, it was converted to a business office use at some time in the past. The applicant states that he would like to sell the property in the future and would like to be able to market it for either a commercial or single family dwelling use.

CONCLUSION:

Staff has no objection to the granting of the use variance.



Engineering Department

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MEMORANDUM

Office of the City Engineer

Date: October 28, 2019

To: Mayor Lance Westcamp
Members of Planning and Zoning Commission

From: Stephen Farst, PE, CFM, City Engineer

Re: **CASE # 2019-11** -- Planning & Zoning Commission – November 4, 2019

Case – 2019-11 Request for Use Variance

Site address: 525 Main Street
Containing parcel (s): 185-000044
Current Zoning: CC-Community Commercial
Proposed Zoning: No zoning change is proposed
Current Use: Business Office
Request: Applicant is requesting approval for Use Variance to allow for residential use

Comments:

The applicant desires the requested use to enable an interested buyer the option of using the property for either residential or commercial use.

The application did not indicate any physical changes to the property.

Conclusions:

Engineering staff have no objection to granting of this Use Variance.