



Legislation Details (With Text)

**File #:** 12-0125      **Version:** 1      **Name:** 02/21/12 Hoffmann Zoning  
**Type:** Ordinance      **Status:** Defeated  
**File created:** 2/21/2012      **In control:** City Council  
**On agenda:**      **Final action:** 2/21/2012  
**Enactment date:** 2/21/2012      **Enactment #:**

**Title:** An Ordinance to Amend Chapter 55 (Zoning), Rezoning of .52 Acre from TWP (Township District) to C3 (Fringe Commercial District), Hoffman Property, 1643 & 1645 South State Street (CPC Recommendation: Denial - 0 Yeas and 7 Nays)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. HofmannZoning.docx, 2. 08-16-11 Planning Staff Report.pdf, 3. 08-16-11 Approved CPC Minutes.pdf, 4. 09-08-11 Planning Staff Report.pdf, 5. 09-08-11 Approved CPC Minutes.pdf

Date	Ver.	Action By	Action	Result
2/21/2012	1	City Council	Approved on First Reading	Fail

An Ordinance to Amend Chapter 55 (Zoning), Rezoning of .52 Acre from TWP (Township District) to C3 (Fringe Commercial District), Hoffman Property, 1643 & 1645 South State Street (CPC Recommendation: Denial - 0 Yeas and 7 Nays)

This ordinance will zone this property to C3 (Fringe Commercial District), now that the property has been officially annexed into the City. The proposed zoning is not consistent with the City's Master Plan. The City Planning Commission, at its meeting of September 8, 2011, recommended denial of the request. If City Council denies the C3 zoning, staff recommends M1 zoning (Light Industrial District) as it most closely matches the current Township zoning and existing light industrial uses on site. Staff would also be open to a revised zoning recommendation in the future when the South State Street Corridor study is complete with updated future land use recommendations.

**Attachments:** 8/16/11 Planning Staff Report  
8/16/11 Planning Staff Report  
9/8/2011 Planning Staff Report  
9/8/2011 Planning Commission Minutes

**Prepared by:** Chris Cheng. City Planner

**Reviewed by:** Wendy L. Rampson, Planning Manager and Sumedh Bahl, Community Services Administrator

(See attached ordinance)