



EXHIBIT B

ISSUE STATEMENT: PUBLIC HEARING AND RECOMMENDATION TO THE CITY COUNCIL CONCERNING THE PROPOSED REZONE FOR PLACING OF THE DOWNTOWN OVERLAY DISTRICT IN THE AREA OF MAIN STREET AND MT. VERNON

DATE: JULY 7, 2026

SUBMITTED BY: PLANNING AND DEVELOPMENT DEPARTMENT

PRESENTED BY: PLANNING AND DEVELOPMENT DEPARTMENT

Background

Staff has proposed a code amendment to create a new Downtown Overlay (DTO) District. The purpose of the DTO is to aid in the redevelopment of the downtown area. The DTO does not replace the underlying zoning of the property it covers. The DTO either reduces certain regulations or provides unique regulations specific to a downtown environment. This rezone request is for the placing of the overlay over specific properties in the downtown area, shown on the map at the end of this report

Analysis

The Downtown Overlay (DTO) District will cover properties that were originally developed long before building codes or city regulations. The DTO is meant to help small commercial lots that are commonly found around the Main Street and Highway 14 intersection. The south end of the overlay covers just the right-of-way of South Main Street. The purpose of this is to make it easier for these property owners to extend the overlay if they choose.

The overlay primarily covers commercial and industrial zoned property. Some of the commercial property is still used as single-family residential. These land uses can continue until they lose their non-conforming status.

Recommendation

The goal of the DTO is to start small in the area that could see the most benefit, then slowly expand as needed. Staff recommend approval of this rezone.

