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Housing & Community Development

November 3, 2008

<<Name>>

<<Address>>

<<CSZ>>

Dear Property Owner,

As you may be aware, one of the Imagine 11 Committee's goals was to revitalize the 13th Street Neighborhood. To help with this process, the city is considering creating a new zoning district which will help make redevelopment and revitalization easier for the neighborhood. Currently, many of the commercial buildings on 13th Street are unusable under the current zoning classification of NC Neighborhood Commercial. The proposed zoning district, TN Traditional Neighborhood, would require less space per commercial buildings, allow second story apartments to be utilized (if they meet all other safety requirements), and reduce the amount of required off street parking new businesses need to comply with. The TN district would allow for both housing and businesses in the same area, so there would be no basic changes to the land use around your property.

For homeowners, a change would mean more space on their lots to build additions. For business owners, the change would mean that they can expand, build new buildings, and rent out the upper floors of their buildings. The proposed changes will be a great tool to help the neighborhood revitalize. Included in this letter are a map of the area in question and a copy of the TN Traditional Neighborhood proposed chapter to the zoning ordinance.

The Plan & Zoning Commission will have a public hearing on November 20th, 2008 at 5:30 in the City Council Chambers at City Hall to discuss these changes and make a recommendation to the City Council. You are encouraged to attend the meeting if you wish. If you have any comments/concerns about specifics of the proposed changes please let us know before the meeting so we can answer any question you may have.

I can be reached at 641-754-5756 or stroskey@ci.marshalltown.ia.us

Sincerely,

Stephen Troskey
City Planner
City of Marshalltown