

1992 Zoning Background on 224 E 8th St

In 1992 after leasing for years, **Dale Conway wanted to buy the property from Kelsey Anderson** for his small auto transmission repair business through a SBA loan. SBA wouldn't approve the loan since it was **a non-conforming business operating on a single family zoned property**.

Dale requested the property be re-zoned to commercial, but the **City's Planning & Zoning Commission rejected the request due to the closeness of other single family homes**.

After discussions with the residential neighbors, the **City Planner reached an acceptable compromise** that would re-zone the property from single family to commercial, **but added special zoning conditions** that would not allow other commercial uses unless approved by the City Council.

The purpose of the special zoning conditions was to protect the residential neighbors from other, less desirable, commercial uses.

The Planning & Zoning Commission supported the compromise and the City Council passed the rezoning with the special conditions that would protect the residential neighbors.