

Action Requested: Rezoning Proposal



Explanation & Benefits of Rezoning

Decades ago, the part of town where your property is located was zoned with the thought that the downtown business district would expand and include your property. Over time, however, the city has expanded in a different direction.

In an effort to match current use, the Oahe Home Builders Association would like to facilitate and assist current property owners to petition the City of Pierre to rezone, from either central or local business, to multifamily.

Your property is not being rezoned, but since it is adjacent to property being rezoned, your permission is needed.

This initiative is intended to correct existing conditions, not to change the character of the neighborhood.

Why does it matter?

If a residence is in a local or central business district, its use doesn't conform to the zoning. This means it is difficult to secure financing, which impacts both current owners and potential buyers. In addition, if a home is destroyed, the owner is not allowed to rebuild it with the current zoning.

Rezoning the property brings multiple benefits to your neighbors:

- Better access to home financing and refinancing
- Better resale value since potential buyers have easier access to loans
- Ability to add on or rebuild (must conform to applicable code & ordinance)

What if my neighbor's property is a business?

If the property is a business, it will still operate as it does now. If the property is sold, it will still be grandfathered in as long as it's used for the same purpose. Great care was taken in drawing the new zoning boundaries to ensure businesses would not be negatively impacted. Many kinds of businesses are fully permitted within multifamily zones, including

- Establishments providing medical care
- Offices of lawyers and engineers
- Other low-traffic businesses

What do I need to do?

- Since you are a property owner adjacent to the new zoning boundaries, your written approval is needed in the form of a signed petition, which has been included. You may sign it and return it in the enclosed, addressed envelope.
- If we cannot get the approval of all property owners, the lines will be adjusted within the requirements for rezoning.
- For more information, contact Oahe Home Builder Association at housingmarketcommittee@oahehomebuilders.com (www.oahehomebuilders.com) or attend an informational meeting on June 18th at the Chamber of Commerce Community Room from 4:00-7:00