

Action Requested: Multi-Family Rezoning Proposal



Explanation

Currently, your property is in a local or central business district. When this portion of town was zoned decades ago, it was thought that the downtown business district would expand to include the location where your property is.

Over time, the city has expanded in different directions. Rezoning to multi-family will better reflect current usage.

The Oahe Home Builders Association (OHBA) would like to assist current property owners to petition the City of Pierre to rezone to match current use.

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

Why does it matter?

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

Rezoning the property brings multiple benefits:

- Access to home mortgage financing and refinancing
- Greater insurance availability and fewer challenges obtaining or renewing coverage
- 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 property is a business?

If your property is a business, it will still operate as it does now. If the property is sold, it will be grandfathered in (structure is allowed to continue because it was legal when established), 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 multi-family zones to include professional, medical and those serving the community.

What do I need to do?

- Participation in this effort by all property owners is voluntary. The organizers have no intention of forcing redevelopment or proposing changes to current uses or initiating unwanted uses.
- The rezoning will require a notarized, signed petition from each property owner within the area being rezoned. Enclosed is a sample petition. You can sign the petition in three ways: at the informational meeting on June 18th, at the Chamber of Commerce Community Room, between 4:00 and 7:00; at 415 S. Pierre Street on weekdays between 9:30 and 3:00; or you can contact OHBA and we'll arrange a notary to come to you.
- 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 Builders Association at housingmarketcommittee@oahehomebuilders.com (www.oahehomebuilders.com) or attend the informational meeting on June 18th at the Chamber of Commerce Community Room from 4:00-7:00.