

# Planning Commission Agenda Memo

**From:** Ryan Miller, City Planner

**Meeting:** July 2, 2024

**Subject:** Rezone the East 151 feet of Block 1 in Northern Plains Addition from a Business B-2A Office District to a Residence R-2 Two-family District.

**Person(s) Responsible:** Ryan Miller, City Planner

## **Summary:**

Northern Plains Professional Properties, LLC has submitted a petition to rezone the east 151 feet of Block 1 in Northern Plains Addition from a Business B-2A Office District to a Residence R-2 Two-family District.

## **Background:**

Northern Plains Addition was originally platted in 2022 at which time Block 3 was rezoned from Business B-2A office district to Residence R-2 two-family district. Blocks 1 and 2 retained the B-2A zoning. The developer has now submitted a revised preliminary plat which will shift the eastern 151 feet of Block 1 to an adjacent block proposed for residential use. This area was initially thought necessary for additional parking for the commercial use on Block 1 but is no longer needed for parking and the developer prefers to provide more space for the proposed residential uses.

## **Item Details:**

The area to be rezoned is 151' x 72', roughly 10,924 square feet. Adjacent zoning will include Residence R-2 two-family district to the north and east, Residence R-1B single-family district to the south and Business B-2A office district to the west.

The area is located within an Urban Low Intensity future land use according to the comprehensive plan which supports the request for R-2 zoning.

## **Options and Recommendation:**

The Planning Commission has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Table until a future meeting

The Development Review Team recommends approval.

**Supporting Documentation:**

Hearing Notice – Planning Commission

Petition to Rezone

Location Map

Zoning Map

Future Land Use Map

Zoning Exhibit