

# Planning Commission Agenda Memo

**From:** Ryan Miller, City Planner

**Meeting:** January 2, 2024

**Subject:** Rezone 1800 and 1818 20<sup>th</sup> Street South

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

**Summary:**

CD Properties, LLC has submitted a request to rezone Outlots 2 and 3 in Section 1, Township 109, Range 50, also known as 1800 20<sup>th</sup> Street South and 1818 20<sup>th</sup> Street South. The request is to rezone 1800 20<sup>th</sup> Street South from Agriculture A District and 1818 20<sup>th</sup> Street South from Residence R-3 Apartment District to Business B-2A Office District.

**Background:**

The two properties were purchased by CD Properties LLC, the developer of the Arbor Hill Addition to the south. The owner would like to prepare the properties for potential redevelopment and is seeking a Business B-2A Office District for anticipated future commercial/office use. A preceding application to amend the future land use map has been submitted requesting an amendment from Medium Density Residential to Urban Medium Intensity. This amendment would support a potential rezone to a business zoning district.

**Item Details:**

The request is to rezone 1800 20<sup>th</sup> Street South from Ag to B-2A and 1818 20<sup>th</sup> Street South from R-3 to B-2A. Both properties are currently occupied by residential dwellings.

A mix of adjacent zoning districts currently include: Residence R-1D Single Family and Residence R-2 Two Family districts to the south and west; Residence R-3 Apartment District to the north; and Business B-2 District to the east. Existing land uses primarily consist of single and two-family residences.

**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 of the rezone.

**Supporting Documentation:**

1. Notice – Planning Commission
2. Petition to Rezone
3. Location Map
4. Zoning Map
5. Future Land Use Map