

Planning Commission Agenda Memo

From: Ryan Miller, City Planner
Meeting: August 3, 2021
Subject: Amend the Future Land Use Map – 22nd Avenue South & Yorkshire Drive

Person(s) Responsible: Ryan Miller, City Planner

Summary:

Seth Skogen has submitted a request for a comprehensive map amendment pertaining to the future land use map. The request is for a revision to the future land use map for a parcel of land located near the intersection of 22nd Avenue South and Yorkshire Drive from Civic (C) to Urban Medium Intensity (UMI).

Background:

The 2040 Comprehensive Plan identifies the City's vision for future land use policies and establishes a future land use map to define this vision. During the development of the comprehensive plan, locations used for civic purposes such as schools, churches, and other institutions were given a land use classification of Civic. This includes land currently owned by Abundant Life church located along 22nd Avenue South between 3rd Street South and Yorkshire Drive. The requestor has a purchase agreement with Abundant Life to acquire approximately 28,000 sq.ft. of the undeveloped portion of the property. The requestor intends to establish a commercial use which the Civic land use classification does not support.

Item Details:

Seth Skogen is proposing a potential commercial development on the parcel of land along 22nd Avenue South near Yorkshire Drive. The land is currently zoned R-1B which would not permit a commercial development. A potential rezone to a business district would not currently be supported by the comprehensive plan which identifies the land as a Civic use on the future land use map.

Property to the south is zoned B-2A and located within an Urban Medium Intensity land use classification on the future land use map. Urban Medium Intensity land use areas are supportive of B-2, B-2A, and B-3 business districts as well as the RB-4 neighborhood business district. Urban Medium Intensity is described as a vibrant, urban area with a mix of housing, neighborhood and community commercial, office, and service uses. Commercial or office uses should cluster around arterial streets.

22nd Avenue is a major arterial street with a mix of residential and office uses between 6th Street and the railroad. Commercial and retail uses along 22nd Avenue are found

primarily south of the railroad between Orchard Drive and 12th Street South. The Park East professional office buildings located between Abundant Life and Olwien Street and adjacent to the requested land use amendment are classified Urban Medium Intensity in the comprehensive plan's future land use map. Had commercial use been established in this area at the time of the comprehensive plan's establishment, a similar Urban Medium Intensity classification would likely have been applied.

While the location along a major arterial supports a possible Urban Medium Intensity land use classification and potential commercial development, a few concerns should be noted. The lot to be acquired by the requestor is located across from the 22nd Avenue South and Yorkshire Drive intersection. Future access drives at this location may be problematic. No access would be available to the west towards Morningside Drive. Also, single-family homes are located immediately to the west. Impacts to these residences will depend on the intensity of commercial development. The Park East professional offices have been a longtime neighbor to residents in this area, however, more intense commercial uses may create greater impacts. Landscape bufferyards will be required at the site planning stage to mitigate impacts to adjacent residential uses. Future development would be subject to the Commercial Corridor Design Review Overlay District regulations.

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 and staff recommend amending the future land use map to Urban Medium Intensity.

Supporting Documentation:

1. Public Hearing Notice
2. Aerial Map
3. Zoning Map
4. Amendment Area Map
5. Urban Medium Intensity Excerpt