

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: June 6, 2023

Subject: Rezone Lots 1-11 in Block 28 of Timberline Addition

Person(s) Responsible: Ryan Miller, City Planner

Summary:

Sioux Empire Development Corp has submitted a petition to rezone Lots 1-11 in Block 28 of Timberline Addition from Ag and R-1D to R-1C Single-Family District.

Background:

A rezone and preliminary plat for Block 28 were submitted in 2022. The item was tabled at the August 2, 2021 meeting due to concerns related to portions of the block being located in the floodplain. The applicant was working at the time on a Letter of Map Revision (LOMR) in order to remove the entire block from the floodplain. The Planning Commission tabled the item until this was done. The LOMR is now complete and the applicant is requesting to remove the item from the table.

Item Details:

Currently, portions of the proposed Block 28 are zoned R-1D, R-1C and Ag. The R-1C and R-1D zoned areas are a result of a preliminary plat and rezone approved in 2020 which zoned Lot 1 and a portion of the proposed Lot 2 in Block 28 as R-1D and portions of the former preliminary platted Lots 1 and 2 in Block 27 (to be now preliminary platted as Lots 10 and 11 in Block 28) zoned as R-1C. The remainder of the proposed Block 28 is currently zoned Ag. Adjacent zoning includes additional R-1D zoning to the north, R-1C zoning to the east and additional Ag zoning to the south and west.

The Future Land Use Map from the City's 2040 Comprehensive Plan defines the area as Open Space and Medium Density Residential. Medium Density Residential land uses would include single and two-family with a density of four to twelve units per acre. The R-1C Single-Family district allows single-family housing with a maximum per unit density of 7,500 square feet (5.8 units per acre) which is within the guidelines for medium density residential.

The floodplain previously cut through the middle of the proposed Block 28 with Lots 3 and 9 getting bisected by the floodplain line. Due to this, the City's Future Land Use Map defines the portion of the area impacted by the flood plain as Open Space. This land use classification is intended for areas to remain undeveloped and natural or recreational in character. A comprehensive map amendment has been sought to remove the open space designation for the remaining portion of the block.

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 approval with the understanding that the lowest floor elevation of any dwelling within the rezone area shall be two feet above flood level.

Supporting Documentation:

1. Notice – Planning Commission
2. Location Map
3. Petition to Rezone
4. Rezone Map
5. Zoning Map
6. Future Land Use Map
7. Floodplain Map
8. Draft Floodplain Revisions