

Planning Commission Agenda Item Memo

From: Ryan Miller, City Planner

Meeting: April 7, 2026

Subject: Rezone Portions of Outlot 2 in the SW ¼ of the NW ¼ in Section 23, Township 110 North, Range 50 West from a Residence R-1A Single-family District to a Residence R-3 Multi-family District and a Business B-3 Heavy District

Presenter: Ryan Miller, City Planner

Summary and Recommended Action:

Heron Cove LLC has submitted a petition to rezone portions of Outlot 2 in the SW ¼ of the NW ¼ in Section 23, Township 110 North, Range 50 West, also known as 1120 Western Avenue, from a Residence R-1A Single-family District to a Residence R-3 Multi-family District and a Business B-3 Heavy District

Staff recommends approval.

Item Details:

The current 9.85-acre parcel will be subdivided with the proposed Preliminary Plat of Lots 1-3 in Heron Cove Addition. Currently, the entire parcel is zoned R-1A. Based on the Preliminary Plat, 1.1-acres along Western Avenue in the northwest corner of the parcel are proposed as Business B-3. An additional 4.4-acres are proposed as Residence R-3. The remaining 4.32-acres would not be rezoned.

The Future Land Use Map includes multiple land use designations on the property. The first designation is Business Park which supports uses such as office, business, and lower intensity industries. Multi-family may be appropriate when integrated as part of a holistic development that incorporates retail and office uses.

The rezone area is located within the 100-year floodplain and will required floodplain mitigation. This will include following the City's floodplain permit process involving fill to 2-feet above floodplain elevation and compensatory storage. Additional deed restrictions may be necessary to prevent future fill in storage areas.

Supporting Documentation:

- Hearing Notice
- Petition to Rezone
- Location Map
- Zoning Map
- Floodplain Map