

# Planning Commission Agenda Memo

**From:** Ryan Miller, City Planner

**Meeting:** January 4, 2022

**Subject:** Request to rezone 3823 Main Avenue South and portions of 3901 Main Avenue South from Joint Jurisdiction R-3A to Joint Jurisdiction B-3.

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

**Summary:**

VK Properties has submitted a request to rezone 3823 Main Avenue South and portions of 3901 Main Avenue South from Joint Jurisdiction R-3A to Joint Jurisdiction B-3.

**Background:**

VK Properties owns roughly fifteen acres of property at this location along South Main Avenue much of which has historically been occupied by the South Brook mobile home park. The owners have been redeveloping the property with new townhomes on the interior lots and are now interested in potential commercial use along the Main Avenue frontage.

**Item Details:**

The petition would rezone all of Outlots C and D and the west thirty feet of Outlot J from Joint Jurisdiction R-3A apartments/mobile homes/manufactured housing district to Joint Jurisdiction B-3 heavy business district. This thirty-foot area roughly aligns with a private roadway which will separate the proposed commercial development from additional planned townhomes to the east. Currently, two mobile homes are partially located within this thirty-foot corridor and would become nonconforming uses.

VK Properties also owns Outlots E – I to the south (roughly 1.6 acres) which is currently zoned Joint Jurisdiction B-3. The B-3 zoning district along this portion of South Main Avenue continues for another tenth of a mile to the south just before the S curve.

Adjacent property immediately to the north is also zoned Joint Jurisdiction B-3. Additionally, B-3 zoning has been established along the west side of South Main Avenue for roughly .25 mile to the north of the area to be rezoned.

The area is classified as Urban Low Intensity according to the 2040 Comprehensive Plan. This land use class is reserved for lower intensity uses than what is potentially allowed in the B-3 heavy business district. Existing land use in the vicinity, however, would support the rezone request to JJ B-3 based on the zoning precedence of established B-3 along this corridor.

**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.

**Supporting Documentation:**

1. Public Hearing Notice
2. Application
3. Aerial Map
4. Zoning Map
5. Future Land Use Map