

Planning Commission Agenda Item Memo

From: Ryan Miller, City Planner

Meeting: June 3, 2026

Subject: Future Land Use Map Amendment – 3707 Main Avenue S

Presenter: Ryan Miller, City Planner

Summary and Recommended Action:

Matt Wagner has submitted a Future Land Use Map revision for 3707 Main Avenue South. The request is to change the Future Land Use Map from Open Wetland/Urban Low Intensity to Urban Medium Intensity. Staff recommends approval of the request.

Item Details:

The 2040 Comprehensive Plan, adopted in 2018, includes a Future Land Use Map which aims to guide future development, redevelopment and rezoning proposals within the planning area.

The Future Land Use Map describes the property located at 3707 Main Avenue South as Urban Low Intensity and Open Wetland. The Open Wetland future land use category is meant to be applied to areas potentially impacted by wetlands or a high water table. The Urban Low Intensity supports low to medium density residential or commercial uses.

The property at 3707 Main Avenue South does not appear to be impacted by delineated wetlands, however, based on the development suitability map the property is likely impacted by high water table and relatively low and flat topography. This development constraint can be mitigated by grading as necessary. The property is not located within the floodplain. Existing zoning includes a mix of Joint Jurisdiction (JJ) Agriculture, JJ Residence R-3A and JJ Business B-3 districts. The property owner is interested in a future rezone of parcels within the amendment area.

The Future Land Use Map has been modified in a number of locations in proximity to the existing request including land immediately to the west and north, which were recently amended to Urban Medium Intensity during a series of amendments along South Main Avenue.

Future Land Use Map amendments are reviewed by the Planning Commission, who makes a recommendation to approve or deny any requests. This recommendation is then forwarded on the City Council who makes any map amendments via adopted resolution.

Supporting Documentation:

Hearing Notice – Planning Commission

Request Letter

Location Map

Future Land Use Map

Zoning Map

Floodplain Map

Suitability Map