

Planning Commission Agenda Item Memo

From: Ryan Miller, City Planner

Meeting: July 1, 2025

Subject: Future Land Use Map Amendment – 3439 Main Avenue S

Presenter: Ryan Miller, City Planner

Summary and Recommended Action:

Mark Hayes has submitted a Future Land Use Map revision request for 3439 Main Avenue South. The request is to change the Future Land Use Map from Open Wetland 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 3439 Main Avenue South as 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 property at 3439 Main Avenue S is not impacted by any delineated wetlands or floodplain, however, based on the development suitability map the property is likely impacted by a high-water table and relatively low and flat topography. This development constraint can be mitigated by grading as necessary.

Existing zoning includes primarily Joint Jurisdiction (JJ) Agriculture to the north, south and east with Joint Jurisdiction Residence R-3A also to the south and west.

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