

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: February 6, 2024

Subject: Rezone 1115 West 20th Street South from Agriculture A District to Residence R-3 Apartment District

Person(s) Responsible: Ryan Miller, City Planner

Summary:

TH Companies, LLC has submitted a petition to rezone 1115 West 20th Street South from Agriculture A District to Residence R-3 Apartment District. The applicant has also submitted a related petition for annexation and large-scale residential development (LSRD) plan for the proposed plans of the 30.46 acre site.

Background:

In 2023, TH Companies submitted a petition for annexation and future land use map amendment request for the property. Both requests received a recommendation of approval from the Planning Commission. The future land use map revision went on to receive City Council approval in March 2023. The annexation request was withdrawn by the applicant due to concerns over the proposed rezoning request. The future land use map revision amended the western half of the 30.46 acres from Open Wetlands to Medium Density Residential, which matched the eastern half of the property.

Since that time, the applicant has refined their proposal for the 30.46 acres and has come forward with a request to rezone the property to R-3 with a large-scale residential development plan.

Item Details:

The current zoning of the property is Agriculture A district. Adjacent zoning districts include Residence R-3 Apartment district to the east, Joint Jurisdiction R-1A to the north, and Agriculture district to the south, west and north.

The Medium Density Residential future land use category recommends residential density of 4-12 units per acre. The large-scale residential development plan submitted proposes 116 units over 30.46 acres, for a proposed density of 3.80 units per acre. The 116 units would consist entirely of two-family dwellings located on 58 lots. No apartments are proposed in the LSRD. Two-family dwellings are a permitted use in the Residence R-3 Apartment district.

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 recommends approval.

Supporting Documentation:

1. Hearing Notice
2. Location Map
3. Petition to Rezone
4. Zoning Map
5. Future Land Use Map
6. Large Scale Residential Development Plan