

City Council Agenda Memo

From: Ryan Miller, City Planner

City Council Meeting: January 25, 2022 / February 8, 2022

Subject: Rezoning Outlot C (3823 Main Avenue South), and Outlot D (portions of 3901 Main Avenue South) from Joint Jurisdiction R-3A to Joint Jurisdiction B-3

Presenter: Mike Struck, Community Development Director

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 15 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. Previously, the west 30 feet of Outlot J was being considered with this rezoning; however, the applicant chose to rescind that portion of the request.

Item Details:

The petition would rezone Outlot C (3823 Main Avenue South) and Outlot D (portion of 3901 Main Avenue South) from Joint Jurisdiction R-3A Apartments/Mobile Homes/Manufactured Housing District to Joint Jurisdiction B-3 Heavy Business District. VK Properties also owns Outlots E through I to the south (roughly 1.6 acres) which are 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 Joint Jurisdiction B-3 based on the zoning precedence of established B-3 along this corridor.

Legal Consideration:

None.

Strategic Plan Consideration:

Economic Growth – the rezoning would provide an opportunity for business growth.

Financial Consideration:

None.

Options and Recommendation:

The City Council has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Move the item to a study session
5. Discuss / take no action / table

The Development Review Team and staff recommend approval. The Planning Commission voted 9-0 recommending approval of the rezone.

Supporting Documentation:

Memo

Ordinance

Legal Notice – Planning Commission

Planning Commission Minutes

Application

Area Map

Zoning Map

Future Land Use Map