

City Council Agenda Memo

From: Ryan Miller, City Planner

Council Meeting: August 24, 2021

Subject: Amendments to the 2040 Comprehensive Plan related to the Future Land Use Map

Person(s) Responsible: Mike Struck, Community Development Director

Summary:

Three requests have been made to amend the 2040 Comprehensive Plan's Future Land Use Map. The requests seek to amend the Future Land Use Map to Urban Medium Intensity for three separate areas of land currently classified as Civic, Medium Density Residential, and Medium Density Residential/Open Wetlands, respectively.

Background:

The 2040 Comprehensive Plan identifies the City's vision for future land use policies and establishes a Future Land Use Map to describe this vision. The Future Land Use Map takes into consideration development trends and development suitability among other factors. During the development of the Comprehensive Plan, locations used for civic purposes such as schools, churches, and other institutions were given a land use classification of Civic. Locations where new housing developments were present or approaching, such as along 20th Street South, were given Low, Medium, or High Density Residential land use classifications.

The Future Land Use Map is an important resource for considering development proposals and rezoning requests. As development patterns change, amendments to the Future Land Use Map may need to be considered in order to support proposed developments which require rezoning requests currently inconsistent with the Comprehensive Plan.

Item Details:

The first amendment request is for a parcel of land, "Area A," currently for sale near the intersection of 22nd Avenue and Yorkshire Drive. The applicant seeking the amendment has a purchase agreement on the property and has plans for a commercial development. The land is currently zoned R-1B which would not permit commercial uses. A potential rezone to a business district would not currently be supported by the Comprehensive Plan which identifies the land as a Civic use on the Future Land Use Map due to its historical ownership by a religious institution.

The second amendment request is for an area of land, "Area B," located along 20th Street South near Ace Avenue and Lucerne Avenue. The applicant is proposing commercial development in this area. At the time of the Future Land Use Map's creation, this area was given a Medium Density Residential land use classification due to the nearby development of Arbor Hill Addition and other residential growth. With changes to the 20th Street South corridor as a result of the future I-29 interchange, more commercial uses are envisioned in this area and an Urban Medium Intensity land use classification would support this.

The third amendment request is for land, "Area C," located near the intersection of 20th Street South and Christine Avenue. The applicant is proposing commercial development in this area. At the time of the Future Land Use Map's creation, this area was given a Medium Density Residential land use classification due to the nearby development of Reserve Addition and other residential growth. The areas of Open Wetlands classification are due to low-to-moderate development constraints from wetlands present in the area. With changes to the 20th Street South corridor as a result of the future I-29 interchange, more commercial uses are envisioned in this area and an Urban Medium Intensity land use classification would be support this.

Legal Consideration:

None.

Strategical Plan Consideration:

Economic Growth – All three land use map amendments support commercial 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. Do nothing

The Development Review Team and staff recommend approval of the amendment. The Planning Commission voted 5-0 recommending approval of all three amendment requests.

Supporting Documentation:

Resolution

Hearing Notice

Planning Commission Minutes

Amendment Areas Map