

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: May 6, 2024

Subject: Rezone 615, 618, 622, 626 and 628 Campanile Avenue and 1310 7th Street from Residence R-2 two-family district to Planned Development District with Residence R-3 apartment underlying district

Person(s) Responsible: Ryan Miller, City Planner

Summary:

Realmark Investments, Inc and TB Partnership LLC have submitted a petition to rezone the south 40-feet of Lot 4, all of Lot 5 and the north 15-feet of Lot 6 in Block 1 of Sanderson's Addition, and Lots 13 – 16 in Block 2 of Sanderson's Addition, also known as 615, 618, 622, 626 and 628 Campanile Avenue and 1310 7th Street, from Residence R-2 two-family district to Planned Development District with Residence R-3 apartment underlying district.

Background:

Five lots located along Campanile Avenue and one lot located along 7th Street are included in a proposal for a redevelopment apartment project. The redevelopment proposal includes the demolition of all structures on the lots for a proposed multi-story apartment building and adjacent parking lot.

The applicant is seeking a planned development district to help tie in a cross-street parking lot into the primary development lot as well as provide some flexibility from zoning and landscape standards. A corresponding Initial Development Plan has also been submitted for Planning Commission review and recommendation.

Item Details:

The current zoning of the property is Residence R-2 two-family district. Adjacent zoning districts include Residence R-3 Apartment district to the north, R-2 district to the east and west and a planned development district with B-2 underlying zoning to the south.

The area is included in the Urban Strategy area of the comprehensive plan with Urban Medium land use density recommended. The Urban Medium Density future land use category would support a Residence R-3 apartment district underlying zoning.

The proposed use of apartments is a permitted use in the Residence R-3 apartment district. The Initial Development Plan will seek exceptions from certain R-3 standards and landscape standards for an apartment use.

Options and Recommendation:

The Planning Commission has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Table until a future meeting

Staffs recommends approval.

Supporting Documentation:

Hearing Notice – Planning Commission

Petition to Rezone

Location Map

Zoning Map

Future Land Use Map