

City Council Agenda Item Memo

From: Ryan Miller, City Planner

City Council Meeting: May 28, 2024 / June 11, 2024

Subject: Ordinance 24-017: 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: Mike Struck, Community Development Director

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. The Development Review Team recommends approval of the rezone. The Planning Commission voted 8-1 to recommend approval of the rezone.

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.

Legal Consideration:

None.

Strategic Plan Consideration:

Economic Growth – The rezone would support redevelopment opportunities including high density residential.

Financial Consideration:

None.

Options and Recommendation:

The City Council has the following options:

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

The Development Review Team recommends approval of the rezone.

The Planning Commission voted 8-1 to recommend approval of the rezone.

Supporting Documentation:

Ordinance

Hearing Notice – City Council

Hearing Notice – Planning Commission

Planning Commission Minutes

Petition to Rezone

Location Map

Zoning Map

Future Land Use Map