

Planning Commission Agenda Memo

From: Ryan Miller, City Planner
Meeting: November 1, 2022
Subject: Amend the Future Land Use Map – 20th Street South
Person(s) Responsible: Ryan Miller, City Planner

Summary:

HME Management is proposing a comprehensive map amendment pertaining to the future land use map. The request is for a revision to the future land use map for a parcel of land located along 20th Street South from Urban Low Intensity (ULI) to High Density Residential (HDR).

Background:

The 2040 Comprehensive Plan identifies the City's vision for future land use policies and establishes a future land use map to define this vision. The future land use map is created using information known at the time, such as development constraints, land owner development intent, historic land use and future growth plans. The area proposed for the future land use map revision includes a 4.97-acre portion of Block 3B in Prairie Hills Addition.

Item Details:

The proposed amendment to the future land use map is being requested for a potential senior housing project, which would require an amendment to a Planned Development District for the purposes of adding senior housing into a PDD with underlying B-2 zoning. Specifically, a retirement or nursing home along with senior apartments are being requested as permitted uses in the amended PDD. These uses are only allowed as permitted or special permitted uses in the R-3 zoning district. The proposed density of the development is roughly 21.3 units per acre. An Urban Low area would support 2 – 7 units per acre, while a High Density Residential area would support 12+ units per acre.

R-3 uses and zoning districts would be supported in Urban Medium, Urban High or High Density Residential future land use categories. The development is being proposed in the Prairie Hills Landing area with nearby R-3 zoning and a High Density Residential future land use on the future land use map. A revision of the proposed area to High Density Residential would fit within nearby zoning and future land use categories. Portions of the 4.97-acre area of land also include High Density Residential and Open Wetland. The intent would be to reclassify the entire parcel as HDR.

Development constraints are limited in this area when considering the potential for future land use. The lot is located along and will have access to 20th Street South, an arterial street. Utilities along 20th Street are sufficient for the development. Currently, the site is located outside of the floodplain, however, potential upcoming revisions to the floodplain may impact the site.

The original future land use category of Urban Low Intensity was identified for the potential for less intense commercial uses along 20th Street in proximity to residential uses to the north and south. As development trends and needs have changed, the land is now being proposed for use as a nursing home with assisted living, independent living and memory care.

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 and staff recommend approval of the amendment.

Supporting Documentation:

1. Public Hearing Notice
2. Future Land Use Map
3. Zoning Map
4. High Density Residential Excerpt