

# Planning Commission Agenda Memo

**From:** Ryan Miller, City Planner

**Meeting:** August 2, 2022

**Subject:** Rezone Lots 1-11 in Block 28 of Timberline Addition

**Person(s) Responsible:** Ryan Miller, City Planner

**Summary:**

Sioux Empire Development Corp has submitted a petition to rezone Lots 1-11 in Block 28 of Timberline Addition from Ag and R-1D to R-1C Single-Family District.

**Background:**

The development of Timberline Addition has progressed over the last couple of decades with various phases of preliminary plats and rezonings being proposed as development has continued advancing to the west. A preliminary plat for Block 28 has been submitted along with a corresponding petition to rezone portions of this block from Ag and R-1D to R-1C Single-Family. Another portion of the block is currently zoned R-1C and will not be rezoned.

**Item Details:**

Currently, portions of the proposed Block 28 are zoned R-1D, R-1C and Ag. The R-1C and R-1D zoned areas are a result of a preliminary plat and rezone approved in 2020 which zoned Lot 1 and a portion of the proposed Lot 2 in Block 28 as R-1D and portions of the former preliminary platted Lots 1 and 2 in Block 27 (to be now preliminary platted as Lots 10 and 11 in Block 28) zoned as R-1C. The remainder of the proposed Block 28 is currently zoned Ag. Adjacent zoning includes additional R-1D zoning to the north, R-1C zoning to the east and additional Ag zoning to the south and west.

The Future Land Use Map from the City's 2040 Comprehensive Plan defines the area as Open Space and Medium Density Residential. Medium Density Residential land uses would include single and two-family with a density of four to twelve units per acre. The R-1C Single-Family district allows single-family housing with a maximum per unit density of 7,500 square feet (5.8 units per acre) which is within the guidelines for medium density residential.

The current floodplain delineation cuts through the middle of the proposed Block 28 with Lots 3 and 9 getting bisected by the current floodplain line. Due to this, the City's Future Land Use Map defines the portion of the area impacted by the flood plain as Open Space. This land use classification is intended for areas to remain undeveloped and natural or recreational in character. This situation is also present to the north in

Timberline Addition, specifically Block 16 which is preliminary platted and zoned R-1D while also bisected by the floodplain.

Lots 1, 2, 10 and 11 are located out of the current floodplain while lots 4, 5, 6, 7 and 8 are located within the current floodplain. This aligns precisely with the boundary between medium density residential and open space areas as defined by the future land use map. FEMA is currently reviewing the floodplain map with revisions potentially applied by as early as 2023. The current proposed revisions to the floodplain provide relief for the area with Zone A (100-year flood) receding further west and impacting fewer lots. This change to the defined floodplain would have an impact on future land use considerations.

Staff and DRT recommend tabling the item until the following items are address:

1. Revised preliminary drainage plan to include the area included in the proposed preliminary plat.
2. Completion of a letter of map revision (LOMR).

**Options and Recommendation:**

The Planning Commission has the following options:

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

Staff and DRT recommend tabling the item until the following items are addressed:

- 1) Revised preliminary drainage study for the area included in the proposed preliminary plat
- 2) Completed of a letter of map revision (LOMR)

**Supporting Documentation:**

1. Notice – Planning Commission
2. Location Map
3. Petition to Rezone
4. Rezone Map
5. Zoning Map
6. Future Land Use Map
7. Floodplain Map
8. Draft Floodplain Revisions