

Planning Commission Agenda Memo

From: Staci Bungard, City Planner

Meeting: May 5, 2020

Subject: Rezoning Request for Blocks 21 & 22 of Timberline Addition, in the East 1,635' of the North ½ of the Northwest ¼ Except Clites Addition and Except the East 264' thereof in Section 34, Township 110 North, Range 50 West from Agricultural, A, District to Residence R-1C Single-Family District (Generally located North of Steamboat Trail and South of 8th Street South)

Person(s) Responsible: Staci Bungard, City Planner

Summary:

The applicant is seeking approval of a rezoning request for property from Agricultural A District to Residence R-1C Single-Family District for the purpose of future residential development.

Background:

The property is located north of Steamboat Trail and south of 8th Street South. The rezoning request is being considered simultaneously with an annexation request. The general area contains mix of low and medium density residential development with R-1B and R-1C Zoning Districts in close proximity.

The Comprehensive Plan shows the future land use of this area as Low Density Residential and the R-1C District is an appropriate zoning district. There is a naturally occurring pond on the property which the developer will consider when platting the land for development.

Discussion:

The area is large enough to provide additional single-family residential lots. The requested R-1C District is appropriate for a low density residential development. The developer will submit a preliminary plat in the future to show the lot layout. The Comprehensive Plan supports the rezoning request.

Legal Consideration:

None.

Financial Consideration:

None.

Options:

The Planning Commission has the following options:

1. Approve as presented
2. Deny

Staff Recommendation:

Staff recommends approval of the rezoning request.

Action Requested:

Approval of the rezoning request.

Supporting Documentation:

1. Notice
2. Memo
3. Rezoning Map
4. Aerial Map
5. Future Land Use Map – Comp Plan
6. Ordinance