

Planning Commission Agenda Memo

From: Staci Bungard, City Planner

Meeting: June 2, 2020

Subject: Rezoning Request for the North 1/2 of the North 1/2 of Southwest 1/4 in Section 34, Township 110 North, Range 50 West from Agricultural, A, District to Residence R-1C Single-Family District (Generally located south of Summit Pass and east of West 16th Avenue South)

Person(s) Responsible: Staci Bungard, City Planner

Summary:

The owner is seeking approval of a rezoning request to rezone a portion of vacant land from Agricultural, A, District to Residence R-1C Single-Family District for the purpose of future residential development.

Background:

The property is generally located south of Summit Pass and east of West 16th Avenue South in the southwest quadrant of the City. The owner has submitted a petition to annex and the City Council is scheduled to act on the annexation on May 26, 2020. The general area is a mix of residential densities and the Comprehensive Plan envisions Medium Density Residential development on the property. The R-1C District is an appropriate zoning district for future medium density residential development. The owner has also submitted a Preliminary Plat for a portion of the area to be rezoned.

Staff recommends the applicant amend the rezoning request to align with the proposed Preliminary Plat to avoid split zoning as follows:

- Lot 1, Block 28 amend to R-1D (West of Brighton Road)
- Lots 1-8, Block 24 amend to R-3 (South of Red Rock Road between Durango Pass & Arapahoe Lane)

Discussion:

The property is a logical extension of Timberline Addition as the area is predominantly residential in nature. The Comprehensive Plan describes Medium Density Residential as 4-12 units per acre and the R-1C District allows up to 5.8 units per acre. In this case, the density of the R-1C, R-1D, and R-3 Districts will complement the surrounding development and is suitable for the location.

Findings of Fact:

1. The Comprehensive Plan Future Land Use Map shows the area as Medium

- Density Residential Development.
2. The rezoning request is contingent upon the property being annexed.
 3. The rezoning request shall be amended to avoid split zoning on all lots.

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 with an amendment to correct split zoning.

Action Requested:

Approval of the rezoning request.

Supporting Documentation:

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