

City Council Agenda Memo

From: Mike Struck, Community Development Director

Meeting: May 26, 2020 and June 9, 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: Mike Struck, Community Development Director

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 a 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.

Item Details:

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.

Legal Consideration:

None.

Strategic Plan Consideration:

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.

Financial Consideration:

None.

Options:

The City Council has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Move item to a study session
5. Do nothing

Staff recommends approval of the rezoning request.

Planning Commission Recommendation:

The Planning Commission voted 8-0 to recommend approval of the rezoning request.

Supporting Documentation:

Memo

Ordinance

Planning Commission Notice

Planning Commission Minutes 5/5/2020

Rezoning Map

Aerial Map

Future Land Use Map – Comp Plan