

# Planning Commission Agenda Memo

**From:** Mike Struck, Community Development Director

**Meeting:** September 1, 2020

**Subject:** Rezoning Request for Lot 11, Block 1, Fox Run Addition, from Residence R-1 Single-Family / Residence R-2 Two-Family District to a Residence R-2 Two-Family District (Generally located south of 20<sup>th</sup> Street South and east of Fox Run Trail)

**Person(s) Responsible:** Mike Struck, Community Development Director

**Summary:**

The applicant is seeking approval of a rezoning request to clear up a residential lot with split zoning.

**Background:**

The property is located south of 20<sup>th</sup> Street South and east of Fox Run Trail. The rezoning request is to clear up a split zoning on a residential lot.

The zoning of the area was established when the property was contained in larger tracts of land. As the subdivision process ensued with the layout of lots, Lot 11 laid out across two zoning districts. The Comprehensive Plan shows the future land use of this area as Medium to High Density Residential and the R-2 District is an appropriate zoning district..

**Discussion:**

The lot meets the requirements of the Residence R-2 Two-Family District regulations. The property is bordered by R-1D zoning to the north, R-3 to the east and west, and R-2 to the south. The requested R-2 District is appropriate for a medium or high density residential development.

**Options:**

The Planning Commission has the following options:

1. Approve as presented
2. Approve with an amendment
3. Deny

**Staff Recommendation:**

Staff recommends approval of the rezoning request.

**Supporting Documentation:**

1. Notice
2. Memo
3. Current Zoning Map
4. Rezoning Map
5. Future Land Use Map