

# Planning Commission Agenda Memo

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

**Meeting:** October 6, 2020

**Subject:** Rezoning Request for Lots 8A, 9, 10, 11, 12, & 13, Block 1, Fox Run Addition, from Residence R-1D Single-Family District, Residence R-1D Single-Family / Residence R-2 Two-Family District, Residence R-2 Two-Family District to a Residence R-3 Apartment 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 of 6 residential lots in the Fox Run Addition to a R-3 Apartment District.

## **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 one residential lot and rezoning the adjacent 5 residential lots to create consistency with setbacks.

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 adjacent residential lots are zoned R-1D and R-2. The applicant would like to rezone all 6 residential lots to a R-3 Apartment District to create the same setbacks on each parcel. 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.

The lots meets the requirements of the Residence R-3 Apartment District regulations. The property is bordered by R-1B zoning to the north across 20<sup>th</sup> Street South, R-3 to the east, R-3 and R-1C to the west, and R-2 to the south. The requested R-3 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

## **Recommendation:**

The Development Review Team (DRT) and staff recommend approval of the rezoning.

**Supporting Documentation:**

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