

Planning Commission Agenda Memo

From: Mike Struck, Community Development Director

Meeting: October 6, 2020

Subject: Rezone South 25' of Lot 11, Lot 12 & 13, Block 1, Randi Petersons Addition from R-2 to B-2 District

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

Summary:

The applicant is proposing to rezone two lots from a Residence R-2 Two-Family District to a Business B-2 District.

Background:

The applicant is proposing to rezone to residential lots north of 6th Street from a Residence R-2 Two-Family District to a Business B-2 District. The properties proposed as part of the zoning are 613 11th Avenue and 621 11th Avenue. The applicant also owns the property at 1019 6th Street, which is currently zoned B-2 and utilized as a quick lube business.

The Future Land Use Map in the comprehensive plan identifies this area as part of the Urban Strategy Area. An Urban Strategy Area is described as an area with a mix of housing types, neighborhood and community commercial, office, and service uses. Uses may be mixed both vertically and horizontally. The potential zoning in an Urban Strategy Area may include single-family dwelling districts, townhouse district, office district, local retail district, and a mixed use residential/business district. Furthermore, as part of the Urban Strategy Area, the comprehensive plan identified policy areas and design concept callouts and the 6th Street and Medary/11th Avenue included a design concept for a mixed use prototype. The policy area concepts call for Residential Scale Preservation (RSP), whereby building renovations and/or new construction should maintain the residential scale of the neighborhood. Commercial uses are appropriate within the RSP with the goal of maintaining the height, setbacks, and parking characteristics of a residential district.

The proposed zoning of B-2 is consistent with the Comprehensive Plan as the B-2 District allows for mixed use development as well as office, retail, and service type uses. The properties are bordered by R-3 to the north, R-2 to the east, B-2 to the south, and B-2 and R-2 to the west.

Item Details:

The rezoning request is to change two lots from R-2 zoning to a B-2 zoning on 11th Avenue north of 6th Street. The Comprehensive Plan supports the rezoning request.

Options and Recommendation:

The Planning Commission has the following options:

1. Approve as presented
2. Approve as amended
3. Deny

The Development Review Team (DRT) recommends approval of the rezoning.

Supporting Documentation:

1. Notice
2. Memo
3. Current Zoning
4. FLU Map
5. Urban Strategy Area Map