

City Council Agenda Memo

From: Mike Struck, Community Development Director

Meeting: October 27, 2020 / November 10, 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 20th 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 20th 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-3 District is an appropriate zoning district.

The lots meet the requirements of the Residence R-3 Apartment District regulations. The property is bordered by R-1B zoning to the north across 20th 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.

Item Details:

The rezoning amendment will create a consistent zoning along the east side of Fox Run Trail and will create uniformity with the front yard setbacks along this street frontage.

Legal Consideration:

None

Strategic Plan Consideration:

The proposed rezoning is consistent with the Comprehensive Plan's Future Land Use Map, which identifies this area as Medium to High Density Residential.

Options and Recommendation:

The City Council has the following options:

1. Approve as presented
2. Approve as amended
3. Deny
4. Move the item to a work session
5. Do nothing

The Planning Commission voted 6 – 0 recommending approval of the rezoning. The Development Review Team (DRT) and staff recommend approval of the rezoning.

Supporting Documentation:

Ordinance

Notice

Planning Commission Minutes

Current Zoning Map

Future Land Use Map