

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: December 1, 2020

Subject: Request to rezone 22 acres from R1-B to R-3 for River Run Addition.

Person(s) Responsible: Ryan Miller, City Planner

Summary:

Blairhill Properties, Inc. has submitted a petition to rezone 22 acres of land from R1-B to R-3. The rezoning request is related to and a prerequisite for the preliminary plat of River Run Addition which was applied for simultaneously.

Background:

The applicant is requesting a rezone for 22 acres of land generally located south of W 20th Street S and west of Valley View Addition. The parcel is currently zoned R-1B Single-family district. The applicant is requesting an R-3 apartment district.

The applicant wishes to submit a preliminary plat for 85 single-family lots, some with lot sizes smaller than the minimum lot area of 10,000 sq. ft. required for an R-1B. Additionally, multiple lots in their proposal call for zero setback, shared-wall, units. The minimum side yard for a two-family unit in R-1B is 8 feet. R-3 allows for 0 feet setback for 2 units with a shared common wall.

The comprehensive plan calls for Medium Density Residential (MDR) land use in this location. The MDR land use designation allows for R1-B, R1-C, R1-D, R-2, and RMH. MDR also suggests a land use intensity of 4 - 12 units per acre. The proposed plat calls for 85 units on 22 acres, a land use intensity of 3.86 units per acre. Although the R-3 zoning district is not specifically called out in the allowable zones in the MDR land use category, this proposal would still match a similar land use intensity set forth by the comprehensive plan.

Adjacent zoning includes R1-B and R-3 for Valley View Addition to the east, Joint-Jurisdiction Agriculture (JJ-A) to the south and southwest, and Agriculture (A) and JJ-A to the northwest.

Findings of Fact:

1. The rezoning request closely meets the intent of the comprehensive plan.
2. There is adjacent R-3 zoning for a subdivision with similar character to the east.

Recommendations:

Based on the above findings of fact, staff recommends approval of the rezone.
The Development Review Team (DRT) recommends approval of the rezone.

Options:

The Planning Commission has the following options:

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

Supporting Documentation:

1. Notice
2. Area Map
3. Zoning Map
4. Future Land Use Map