

# City Council Agenda Memo

**From:** Ryan Miller, City Planner

**Meeting:** December 15, 2020 / January 12, 2021

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

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

## **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 20<sup>th</sup> Street So. 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 is R1-B 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.

## **Discussion**

The rezoning request closely meets the intent of the comprehensive plan. There is adjacent R-3 zoning for a subdivision with similar character to the east. The requested zoning is consistent with the MDR (Medium Density Residential) land use classification

in the comprehensive plan.

**Legal Consideration:**

None

**Financial Consideration:**

None

**Strategic Plan Consideration:**

The proposed zoning is consistent with the comprehensive plan's land use plan. The rezone is consistent with the 2018 – 2023 strategic plan, specifically supporting housing and amenity development initiatives needed for workforce sustainability and stability.

**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 study session
5. Do nothing

The planning commission voted 7-0 recommending approval of the rezoning request. The Development Review Team (DRT) and staff recommend approval of the rezoning request.

**Supporting Documentation:**

Memo

Ordinance

Notice

City Council Hearing Notice

Planning Commission Minutes

Area Map

Zoning Map

Future Land Use Map