

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: August 3, 2021

Subject: Amend the Future Land Use Map – 20th Street South & Christine Avenue

Person(s) Responsible: Ryan Miller, City Planner

Summary:

CD Properties has submitted a request for a comprehensive map amendment pertaining to the future land use map. The request is for a revision to the future land use map for parcels of land located near the intersection of 20th Street South and Christine Avenue from Medium Density Residential (MDR) and Open Wetlands (OW) to Urban Medium Intensity (UMI).

Background:

The 2040 Comprehensive Plan identifies the City's vision for future land use policies and establishes a future land use map to define this vision. The future land use map takes into consideration development trends and development suitability. The applicant is seeking to amend the future land use map to Urban Medium Intensity with the intention of future commercial use along 20th Street South and Christine Avenue.

Item Details:

The land near the intersection of 20th Street South and Christine Avenue is currently defined as Medium Density Residential along 20th Street South and Open Wetlands to the north and west of the intersection with Christine Avenue. At the time of the future land use maps' creation, this area was given the Medium Density Residential land use classification due to the development of The Reserve Addition, which is still in progress. The areas of Open Wetlands classification are due to low-to-moderate development constraints from wetlands present in the area. With changes to the 20th Street South corridor as a result of the future I-29 interchange, more commercial uses are envisioned in this area.

The land adjacent to 20th Street South is already zoned commercial despite the conflict with the future land use map. Parcels at the intersection with Christine Avenue are zoned B-2 along with B-2A to the east. The applicant is seeking an additional commercial rezone to B-3 for portions of the property to the north of the existing parcels zoned for commercial. This request for B-3 has prompted the need for a future land use map amendment which will also include the existing commercially zoned lots for the purposes of continuity with the future land use map.

Options and Recommendation:

The Planning Commission has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Table until a future meeting

The Development Review Team and staff recommend amending the future land use map to Urban Medium Intensity.

Supporting Documentation:

1. Public Hearing Notice
2. Aerial Map
3. Zoning Map
4. Amendment Area Map
5. Urban Medium Intensity Excerpt