

# Planning Commission Agenda Memo

**From:** Ryan Miller, City Planner

**Meeting:** August 3, 2021

**Subject:** Amend the Future Land Use Map – 20<sup>th</sup> Street South & Ace 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 20<sup>th</sup> Street South and Ace Avenue from Medium Density Residential (MDR) 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 20<sup>th</sup> Street South near Lucerne Avenue and Ace Avenue. The request is a joint request from developers holding property within the amendment area.

**Item Details:**

The land near the intersection of 20<sup>th</sup> Street South and Ace Avenue is currently defined as Medium Density Residential. 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 Arbor Hill Addition and other residential growth. With changes to the 20<sup>th</sup> Street South corridor as a result of the future I-29 interchange, more commercial uses are envisioned in this area.

The applicants anticipate future rezoning requests to commercial which would not currently be supported by the future land use map. Urban Medium Intensity is described as a vibrant, urban area with a mix of housing, neighborhood and community commercial, office, and service uses. Commercial or office uses should cluster around arterial streets. 20<sup>th</sup> Street South is an arterial street that could support a certain level of neighborhood commercial uses.

**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