

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: September 7, 2021

Subject: Request to rezone a portion of Arbor Hill Addition from Residence R-3 Apartment District to Business B-2 District.

Person(s) Responsible: Ryan Miller, City Planner

Summary:

CD Properties LLC has submitted a request to rezone a portion of Arbor Hill Addition from Residence R-3 Apartment District to Business B-2 District.

Background:

The area seeking rezoning was zoned Residence R-3 Apartment District in 2017. CD Properties LLC would now like to seek a rezoning for a portion of this area for future commercial development. Prior to this rezoning request, a request to amend the City's Future Land Use Map from Medium Density Residential to Urban Medium Intensity was applied for and approved by the Planning Commission and City Council.

Item Details:

The area is located along 20th Street South near the intersection with the future Lucerne Avenue. Areas to the north and east are zoned R-3. Areas to the south and west are zoned R-3 and Residence R-2 two-family district. The property is now classified as Urban Medium Intensity, which supports the proposed rezoning to a B-2 district.

Additional commercial rezoning requests are expected along 20th Street South due to the upcoming I-29/20th Street South interchange. The future land use map amendment preceding this rezoning request included additional frontage along 20th Street South between the subject property to near 22nd Avenue South. Without the anticipated future land use change along 20th Street South and additional expected rezoning requests, the proposed rezoning request could cause concern from a spot zoning perspective.

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 approval.

Supporting Documentation:

1. Public Hearing Notice
2. Application
3. Area Map
4. Zoning Map
5. Future Land Use Map
6. B-2 Zoning Excerpt