

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: October 5, 2021

Subject: Request to rezone Lots 2 – 5 of Block 5 in Pheasant Nest Addition from Business B-2 district to Residence R-3 apartment district.

Person(s) Responsible: Ryan Miller, City Planner

Summary:

Elm Inc has submitted a request to rezone Lots 2 – 5 of Block 5 in Pheasant Nest Addition from Business B-2 district to Residence R-3 apartment district.

Background:

The property was previously rezoned from R-3 to B-2 in the late 1990s. The property has remained undeveloped since that time and the owner is now requesting a rezone back to R-3 for the potential development of multi-family housing.

Item Details:

The four lots total roughly 3.5 acres situated along 7th Avenue between 8th Street South and the eastern access to Normandy Village. Land to the west is zoned R-3A and includes a mobile home park. Land to the north is zoned B-2 and includes the Casey's convenience store along 8th Street. Land to the east is zoned R-1B and includes single-family homes in the Pheasant Nest Addition neighborhood. R-3 zoning is located immediately to the south for the remaining lots along the western side of 7th Avenue. R-3 zoning is also located nearby to the north along 8th Street.

The future land use map classifies this area as Medium Density Residential (MDR) which supports residential uses up to 12-units per acre. This would support roughly 40-45 units at this location. The future land use map supports the rezoning to R-3.

The Development Review Team has reviewed the request and supports the rezoning. Concerns were noted regarding access drives from 7th Avenue. Depending on the site plan, units could either front 7th Avenue with multiple access drives, or front an internal road with the unit rears facing 7th Avenue. While units fronting 7th Avenue is preferred, an overload of access drives is also not preferred.

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. R-3 Zoning Excerpt