

City Council Agenda Memo

From: Ryan Miller, City Planner

City Council Meeting: October 12, 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: Mike Struck, Community Development Director

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.

Legal Consideration:

None.

Strategic Plan Consideration:

5) Economic growth – the rezone will open up future business opportunities.

Financial Consideration:

None.

Options and Recommendation:

The City Council has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Move the item to a study session
5. Do nothing

The Development Review Team and staff recommend approval of the rezoning request.
The Planning Commission voted 5 – 0 recommending approval.

Supporting Documentation:

Ordinance

Public Notice – City Council 11.9.2021

Public Notice – City Council 10.12.2021

Public Notice – Planning Commission

Planning Commission Minutes

Application

B-2 Zoning Excerpt

Area Map

Zoning Map

Future Land Use Map