

City Council Agenda Memo

From: Ryan Miller, City Planner

City Council Meeting: October 26, 2021 / November 9, 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: Mike Struck, Community Development Director

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 1990's. 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.

Legal Consideration:

None

Strategic Plan Consideration:

Economic Growth – the rezone will provide an opportunity for potential multi-family housing development.

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. The Planning Commission voted 5-0 recommending approval of the rezone.

Supporting Documentation:

Ordinance

Notice – City Council

Notice – Planning Commission

Planning Commission Minutes

Area Map

Zoning Map

Future Land Use Map