



Planning Commission Agenda Item

Meeting Date: 5/10/22
From: Josh White, Principal Planner
Item: 2305 N 8th Rezone

Purpose: Hold a public hearing to consider the advisability of rezoning 2305 N 8th Street from an R-1 (Low Density Residential District) to an R-3 (High Density Residential District).

Background:

The subject property is located at 2305 N 8th Street. The surrounding area is comprised of residential uses. The property consists of approximately 3.4 acres. The project will be to develop a duplex. A portion of the site is within the floodplain. The applicants are requesting a rezone from R-1, Low Density Residential District to an R-3, High Density Residential District.

It is the recommendation of staff that the requested rezoning R-1 to R-3 be approved based on the following conclusions:

- The development appears compatible with the area.
- The lot is large enough to handle additional dwelling units
- The use helps to alleviate the current housing shortage
- The general area around the site is seeing an increase in housing demand and density
- The public health, safety and general welfare should not be negatively impacted by this rezoning
- All utilities are readily available at or near the site.

Action:

Hold a public hearing. After the public hearing is closed, make a motion to recommend the City Commission approve/disapprove the request to rezone 2305 N 8th Street from an R-1 Low Density Residential District to an R-3 High Density Residential District.

Attachments:

Staff report

Presentation Link: <https://arcg.is/0bvuzC0>