



Planning Commission Agenda Item

Meeting Date: 7/12/22
From: Josh White, Principal Planner
Item: 2305 N 8th Rezone

Purpose: Reconsider 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:

UPDATE: On June 7, 2022, the City Commission tabled action and referred the petition back to the Planning Commission with instructions to reconsider. They felt that the reasons for denial were insufficient based on the fact that this project will not negatively impact traffic on 8th Street and the original decision sends the wrong message about housing. Options include reaffirming the original recommendation, reversing the original recommendation and approving the original request, suggesting an alternative recommendation or take no action which would essentially return the original recommendation to the City Commission. Staff suggests considering alternatives and is willing to discuss the possible options. Included in the packet is Zoning Regulations Section 6-301 which contains the use table for residential districts.

ORIGINAL: 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 discussion. A response will need to be returned to the City Commission for their July 19 meeting.

Options:

1. Reaffirm the original recommendation
2. Reverse the original recommendation
3. Suggest an alternative
3. Take no action, staff will essentially report that Option 1 was still supported.

Attachments:

Staff report

Presentation Link: <https://arcg.is/ObvuzC0>