



Agenda Item Report

Meeting Type: Plan Commission

Meeting Date: Sept. 12, 2024

Item Title: Zoning map amendment to Lot 46 of Highland Ridge Plat (parcel 1188.046)

Submitted By: Mike Kornmann, Director of Community and Economic Development

Detailed Description of Subject Matter:

The request for the rezoning of Lot 46 is to implement the City's approved developer's agreement with Lamp's Landing. The agreement includes the development of about 16 single family homes and one multi-family building with 39-42 units. The request is to change the zoning from Rural Development to Residential 3 and Residential 4 (multi-family)

The request is consistent with the City's comprehensive plan in several ways.

- The future land use map identifies the parcel as single family with parcels adjacent to the parcel as multi-family
- The plan directs multi-family uses to arterial road locations and in proximity to highway interchanges
- Policies in the plan include the support for a variety of housing types and lots sizes.

The proposed zoning is also compatible with the surrounding zoning (see attached zoning map) Multi-family is located across the street and R1 is located to the north. The proposed R3 is for the single family lots on the north section of the property and east and west ends. R3 does not allow for multi-family and any two-family homes are permitted by conditional use. No two-family homes are proposed however. The multi-family lot (Lot 1) is on the south side of the plat adjacent to Park Avenue; and is proposed to be R4.

List all Supporting Documentation Attached:

- Zoning Map Amendment Application Request
- Zoning Map of Lot 46 and surrounding area
- Proposed Cardinal Heights preliminary plat

Action Requested of Council:

Recommend approval of the zoning map amendment for Lot 46 of Highland Ridge from RD to R3 and R4.