

123 9th Avenue Rezoning ZON2022-0012

City Council

January 17, 2023

Caleb Jackson, AICP | Planner III



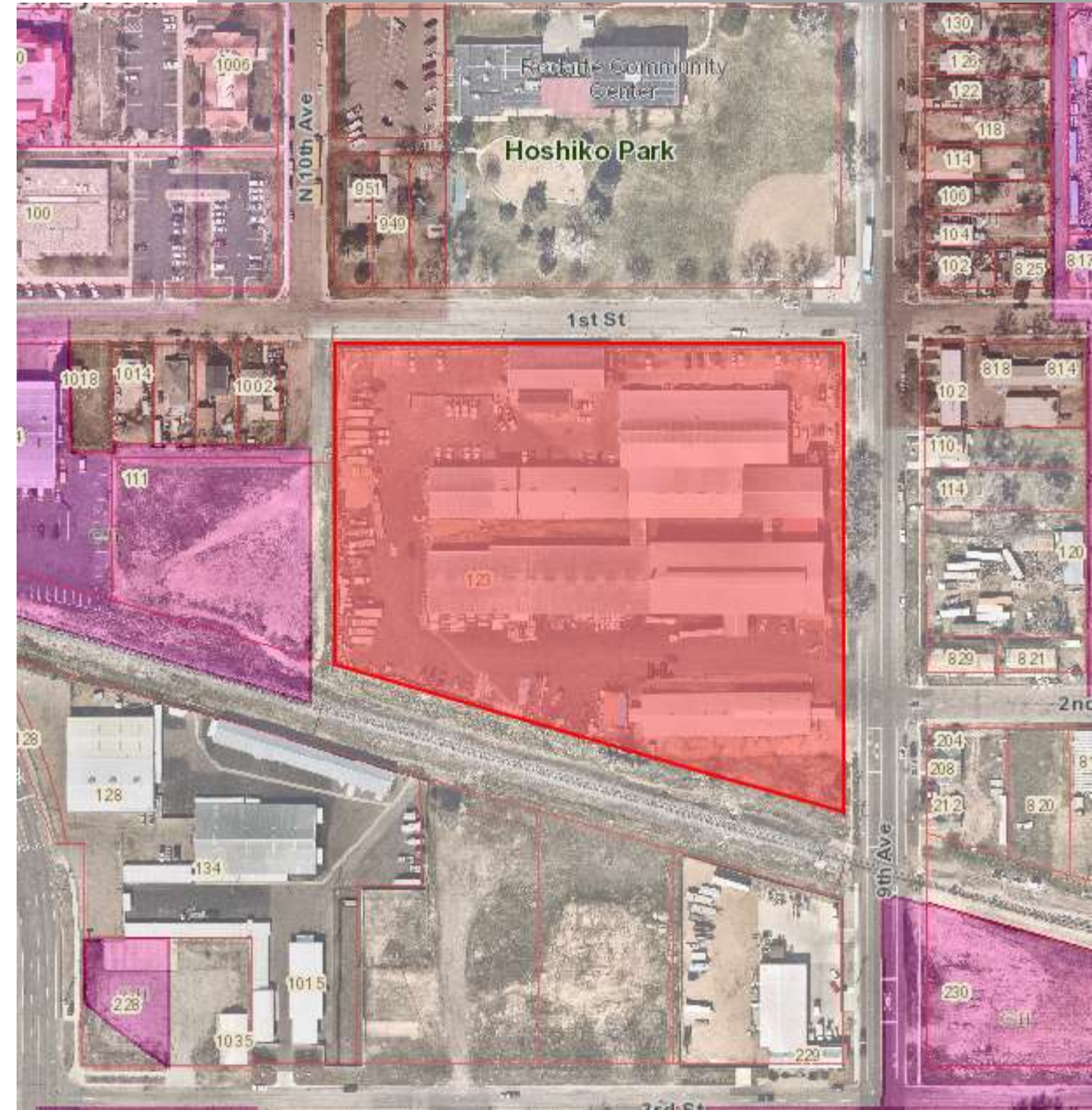
Request & Site Background

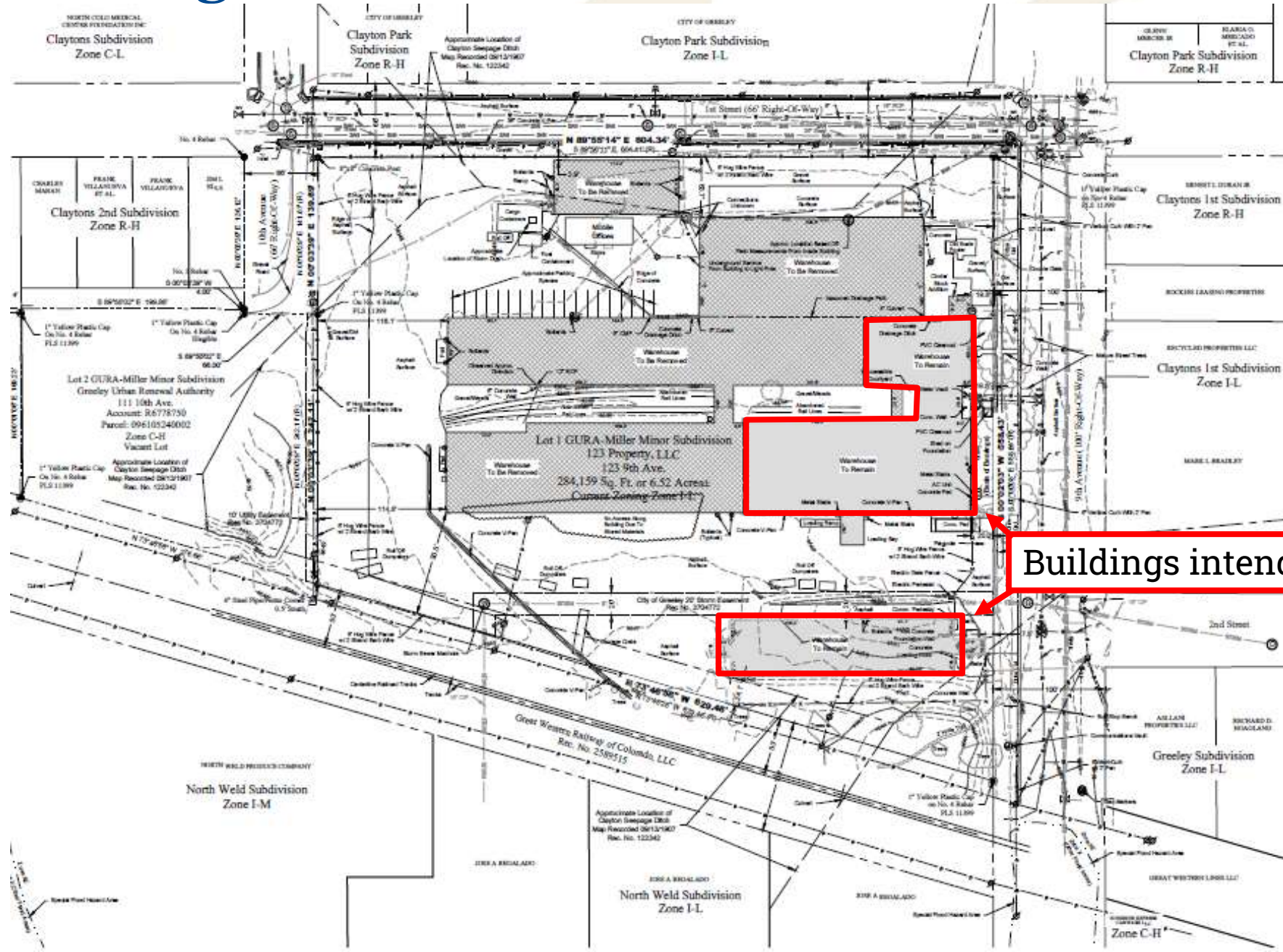
- Request:
 - Rezone 7.8 acres I-L (Industrial Low Intensity) to MU-H (Mixed-Use High Intensity)
- Background:
 - Currently developed as industrial buildings
 - Existing recycling use to remain
 - Applicant intends to redevelop the site in phases with a mixture of uses, including residential



Location

- 123 9th Avenue
- Surrounding Zoning and Land Uses:
 - North: R-H/I-L | Park/Community Center
 - East: R-H/I-L | Residential/Industrial
 - South: I-L/I-M | Railroad/Industrial
 - West: R-H/C-H | Residential/Undeveloped





Approval Criteria

Rezone Criteria – 24-204 – Nine Criteria Used to Evaluate Rezone applications

- **The proposed Rezone is consistent with the criteria as outlined in your Summary**

Notification

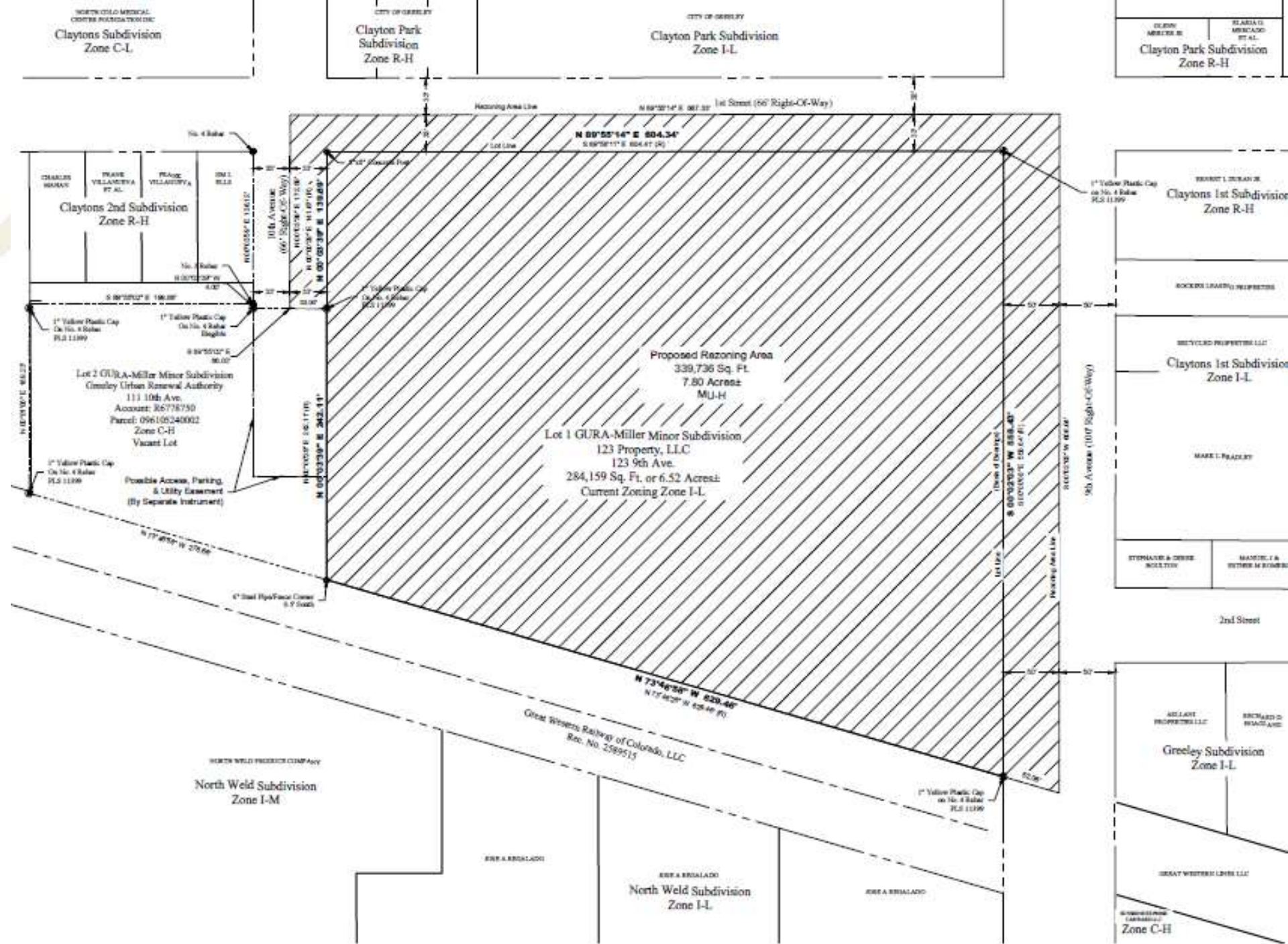
- 98 notice letters
- Signs posted on the property
- No inquiries

Recommendation

- Complies with Section 24-204(b) 1-9
- Planning Commission reviewed the request and conducted a public hearing on January 10, 2023



Boundary Map



Approval Criteria

Rezone Criteria – Section 24-204(b) – Nine Criteria Used to Evaluate Rezones

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|----|--|
| 1) | The proposal is in accordance with the goals and objectives of the Comprehensive Plan and any other plan, policy, or guidance adopted pursuant to that plan |
| | <ul style="list-style-type: none"><i>Comprehensive Plan / GC-4.2 Reinvestment/Adaptive Reuse, GC-4.3 Infill Compatibility, GC-1.2 Form of Growth, CG-2.2 Jobs/Housing Balance, GC-2.3 Pedestrian and Bicycle-Oriented Development, EH-2.4 Land Use, EH-2.6 Built Environment</i> |
| 2) | The proposal can fulfill the intent of the zoning district considering the relationship to the surrounding areas |
| | <ul style="list-style-type: none"><i>Rezoning would allow more comprehensive redevelopment options that compliment the area</i> |
| 3) | The area changed or is it changing to such a degree that it is in the public interest to rezone the subject property to encourage development or redevelopment of the area? |
| | <ul style="list-style-type: none"><i>The greater downtown area is experiencing redevelopment</i><i>The proposed rezoning would expand redevelopment/reuse opportunities north of downtown</i> |

Approval Criteria

Rezone Criteria – Section 24-625(c)(3)

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| 4) | <p>The existing zoning has been in place for a substantial time without development, and if this indicates the existing zoning is inappropriate given development trends in the vicinity</p> <ul style="list-style-type: none"><i>Industrial zoning and uses have been present since the 1930s</i><i>Rezoning would provide the opportunity for more comprehensive redevelopment</i> |
| 5) | <p>The proposed zoning will enable development in character with existing or anticipated development in the area considering the design of streets, civic spaces, and other open space; the pattern, scale and format of buildings and site; and the compatibility and transitions with other complimentary uses and development</p> <p>What is the impact on the <u>Zoning Suitability Plan</u>?</p> <ul style="list-style-type: none"><i>The proposed zoning would enable compatible and complimentary reuse of the site that is consistent with the mixture of uses in the vicinity</i> |

Approval Criteria

Rezone Criteria – Section 24-204(b) – Nine Criteria Used to Evaluate Rezones

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| 6) | <p>The City or other agencies have the ability to provide services or facilities that may be necessary for anticipated uses in the proposed district</p> <ul style="list-style-type: none"><i>Being in a developed area, the site has access to adequate services</i><i>Any service upgrades needed would be required at the time of development</i> |
| 7) | <p>The change will serve a community need, provide an amenity, or accommodate development that is not possible under the current zoning or that was not anticipated at the time of the initial zoning or the property, making the proposed zoning more appropriate than the current zoning.</p> <ul style="list-style-type: none"><i>The proposed zoning would allow for more development options</i><i>Allows for more potential services for the community</i> |
| 8) | <p>Any reasonable anticipated negative impacts on the area or adjacent property either are mitigated by sound planning, design and engineering practices or are outweighed by broader public benefits to the surrounding community</p> <ul style="list-style-type: none"><i>Any impacts resulting from the rezone would be mitigated as part of the development review process</i><i>Traffic and drainage would be further evaluated at the time of a site plan application</i> |

Approval Criteria

Rezone Criteria – Section 24-204(b) – Nine Criteria Used to Evaluate Rezones

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| 9) | The recommendations of professional staff or advisory review bodies |
| | <ul style="list-style-type: none"><i>Staff recommends approval of this rezoning request</i> |

