

# Cobblestone Rezone

## ZON2022-0004

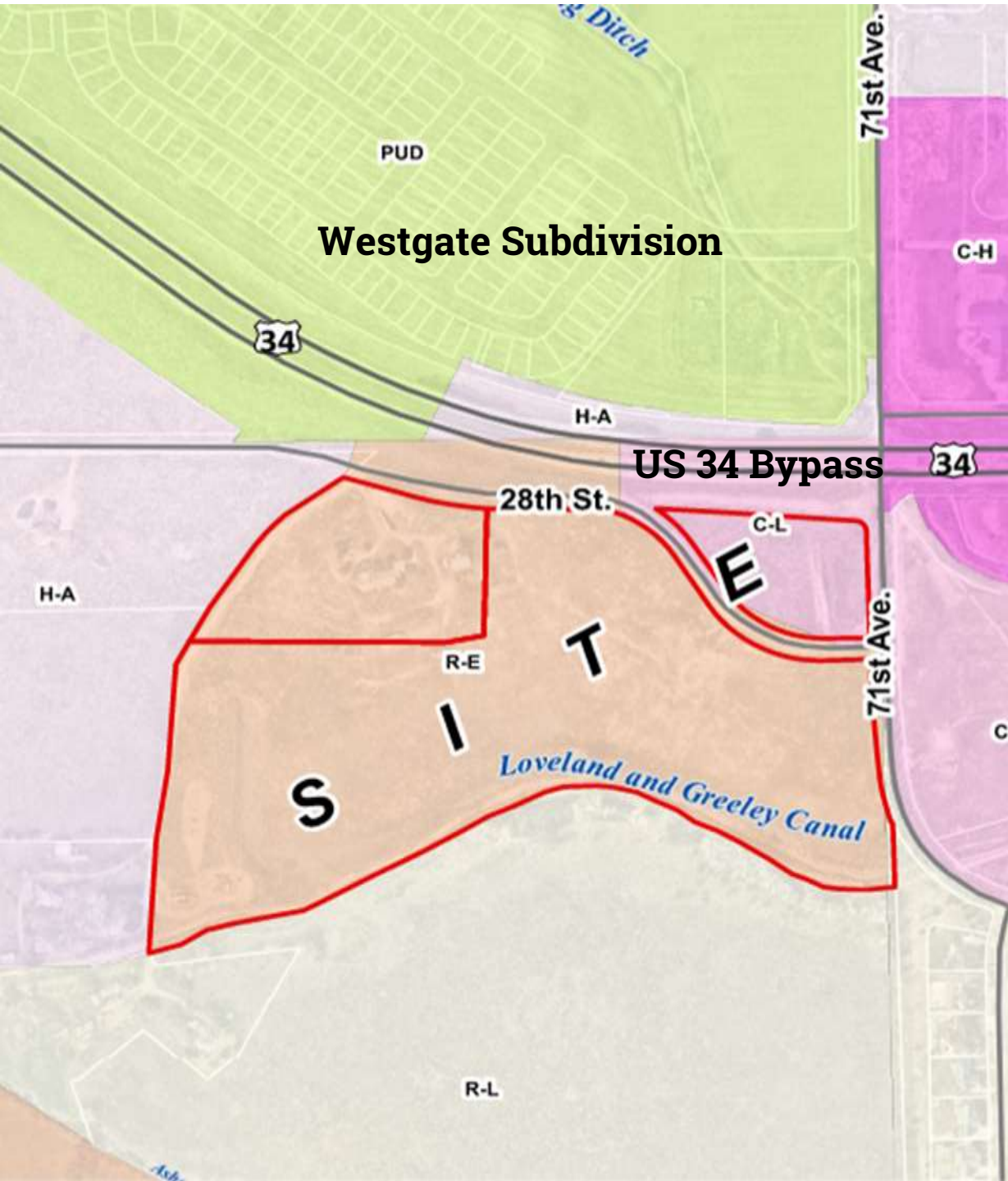
**City Council**  
**September 20, 2022**  
**Kristin Cote, Planner III**



# Request & Site Background

- **Request:**
  - **Rezone 42.01 acres to Residential High Density from Residential Estate and Commercial Low Intensity**
- **Background:**
  - **In 2000, the property was annexed and zoned Holding Agriculture**
  - **Was rezoned Residential Estate and Commercial Low Intensity in the mid-2000s**
  - **Site generally undeveloped with a farm site in the northwest corner, formerly two abandoned oil wells and one producing oil well in southwest corner**





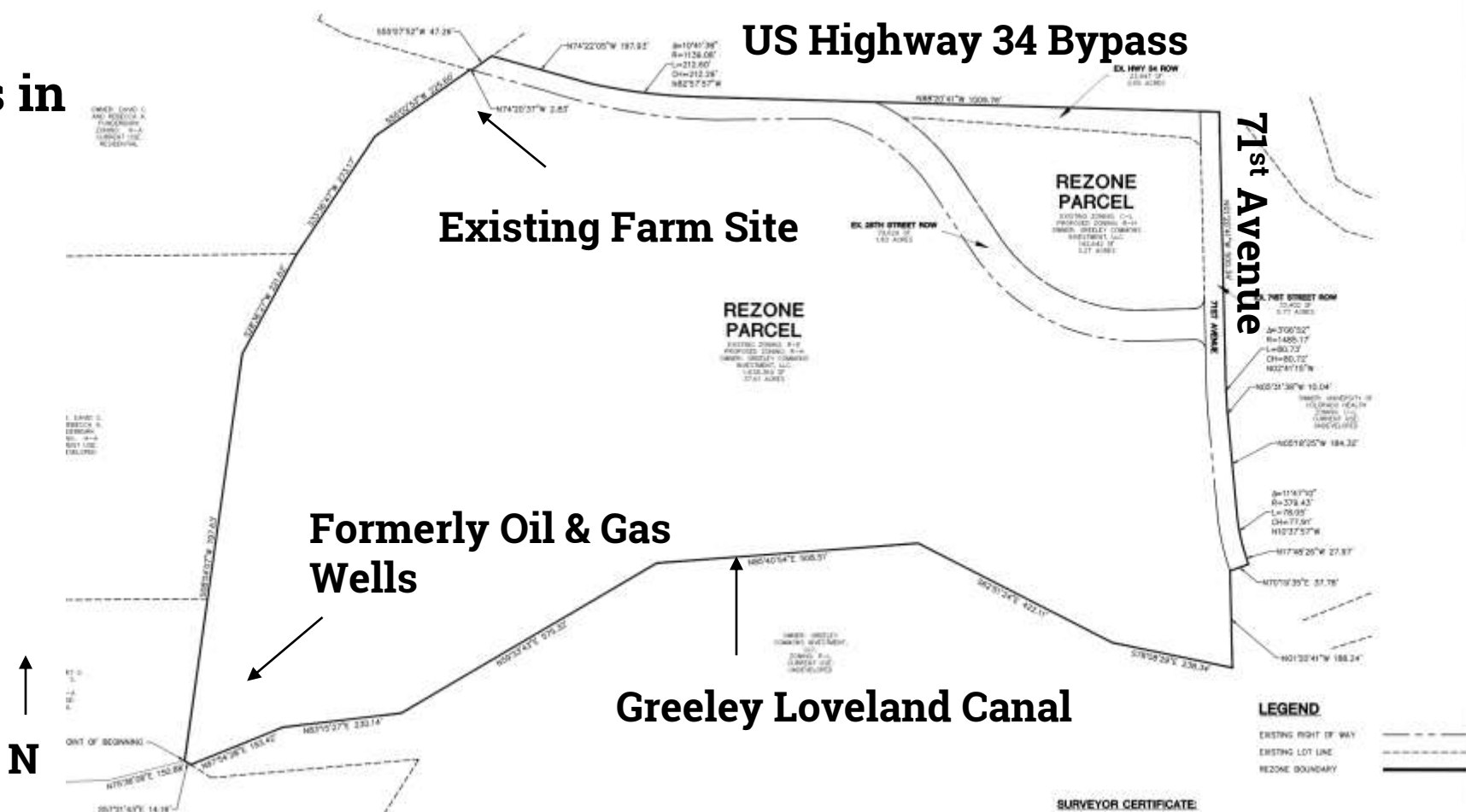
# Location

- Southwest corner of US Highway 34 Bypass and 71<sup>st</sup> Avenue
- Surrounding Zoning and Land Uses:
  - North: Planned Unit Development – future residential development
  - East: Commercial Low Intensity / undeveloped, hospital and commercial uses
  - South: Residential Low Intensity/ undeveloped, future residential development
  - West: Holding Agriculture/ undeveloped and existing residential

# Site Analysis Map

## Existing Conditions:

- Farm site in Northwest corner
- Formerly Oil & Gas wells in Southwest Corner
- Majority of site vacant land



# Approval Criteria

## Relevant Rezone Criteria – Section 24-204(b)

A)	<b>Conformance with the Comprehensive Plan</b> <ul style="list-style-type: none"><li>• <i>The proposed rezoning allows for a residential mix of uses</i></li></ul>
B)	<b>Proposal meets intent of the zoning district considering surrounding areas.</b> <ul style="list-style-type: none"><li>• <i>Add density and support the St. Michael's Town Center</i></li></ul>
F)	<b>Services or facilities to support anticipated uses in the proposed district are/can be available</b> <ul style="list-style-type: none"><li>• <i>No concerns have been expressed regarding the ability to provide services.</i></li></ul>
G)	<b>The proposed zoning more appropriate than the current zoning, meeting a community need.</b> <ul style="list-style-type: none"><li>• <i>Allow densities greater than currently allowed in this general area</i></li></ul>
H)	<b>Any impacts on the area can be mitigated or are outweighed by broader public benefits to the surrounding community.</b> <ul style="list-style-type: none"><li>• <i>All development proposed must meet Development Code, Subdivision and Design criteria</i></li></ul>

# Recommendation

- **Planning Commission reviewed the request on August 23, 2022, conducted a public hearing, found the request to comply with relevant approval criteria, and voted to recommend approval (4-1)**