



## ITEM SUMMARY

**MEETING DATE:** September 22, 2021  
**FROM:** Kara Irwin-Ferris, AICP, Building, Planning & Engineering Director  
**SUBJECT:** **Ordinance 2021-08, ZC-21-01**  
Zoning Change for Martin Avenue Lot 1

---

### BACKGROUND

Managed Land Entitlements, as agent for Turk Investments, LLC, the owner of one parcel of land totaling approximately 0.2986 acres, is requesting a zoning change from City Mixed Development – Original Section (MXD-OS) to City Residential Low-3 (RL-3). The parcel is located on the west side of Martin Avenue approximately 80 feet north of 10<sup>th</sup> Avenue North. Currently, the site is vacant. Also, a request for a comprehensive plan amendment (CPA-21-01) is also under review by the City.

The Land Development Staff has reviewed this proposal and recommended approval, followed by the Planning Commission recommending approval by a vote of 6-0 at their meeting on August 18, 2021. The City Council approved this petition on first reading September 8, 2021 by a unanimous vote of 5-0.

---

### ANALYSIS

Staff has determined that the proposed rezoning from City Mixed Development – Original Section (MXD-OS) to City Residential Low-3 (RL-3) is consistent with the site's proposed Residential Low Density future land use designation. In addition, the proposed Residential Low-3 zoning designation is compatible with the surrounding existing and future land uses in the area by matching the designation to the west and south. Furthermore, the proposed rezoning meets all concurrency requirements and complies with the zoning change criteria in the Code.

---

### FINANCIAL INFORMATION

N/A

---

### LEGAL

Ordinance 2021-08 was prepared in accordance with all applicable State Statutes and City Code requirements.

---

### STAFF RECOMMENDATION

*Approval* of ZC-21-01 through the adoption of Ordinance 2021-08.