

To: Honorable Mayor and City Council

From: Melissa Marsh, City Manager

Date: September 28, 2026

Subject: Rezoning Request PRZN 26-02 – 27431 Hales Street (R-3 to N-P) First Reading

Background

The City is initiating the rezoning of the 1.74-acre parcel located at 27431 Hales Street (Parcel No. 44-25-13-401-021) from R-3, One-Family Residential, to N-P, Natural Preservation and Recreation.

The property is currently owned by the Federal Aviation Administration (FAA), which previously operated a small facility on the site. The facility has since been demolished, and the property currently functions largely as an extension of the adjacent Rosie's Park. The City is in discussions with the FAA regarding the potential purchase of the property and its future incorporation into Rosie's Park. Rezoning the property to N-P would eliminate the existing split zoning and provide a consistent zoning designation with the surrounding City-owned park property.

The 2021 Master Plan identifies the subject property as Recreation, which is consistent with the proposed N-P zoning designation and the City's intent to incorporate the property into the recreational area. Staff determined that the proposed rezoning is compatible with the surrounding land uses and zoning and supports the City's recreational future land use designation.

Planning Commission Review

The Planning Commission held the required public hearing on September 22, 2026, and unanimously recommended that City Council approve the rezoning of 27431 Hales Street from R-3 to N-P. The recommendation was based on the findings that the proposed rezoning satisfies the applicable map amendment review standards contained in Section 15.07 of the Zoning Ordinance, including compatibility with surrounding uses, consistency with the Master Plan, and the appropriateness of the N-P zoning designation for the property.

Recommendation

Staff recommends that City Council approve the first reading of the ordinance 2215 - Rezoning 27431 Hales Street, Parcel No. 44-25-13-401-021, from R-3, One-Family Residential, to N-P, Natural Preservation and Recreation, and to schedule the second reading and consideration of final adoption for October 12, 2026.