



PLANNING

To: Mayor and Town Council

From: David Soto, Planning Manager

Through: Bob Scott, Interim Town Manager
Chuck Ewings, Executive Director of Development and Infrastructure Services

Re: Zoning 207 E. Broadway

Town Council Meeting – January 24, 2023

Agenda Item:

Conduct a public hearing and consider and act upon a request to rezone 0.1± acres from Single Family-15 (SF-15) to Downtown Office (DTO), on Lots 10A & 11B, located on the north side of Broadway Street, east of Coleman Street. (Z22-0017).

Description of Agenda Item:

The zoning and land use of the surrounding properties are as follows:

| | Zoning | Current Land Use | Future Land Use Plan |
|-------------------------|-----------------------|---------------------------|-----------------------------|
| Subject Property | Single Family-15 | Single Family Residence | Old Town Office |
| North | Single Family-15 | Single Family Residence | Old Town Office |
| East | Downtown Office - DTO | Office | Old Town Office |
| South | Single Family-15 | Single Family Residential | Old Town Office |
| West | Single Family-15 | Vacant Land | Old Town Office |

Requested Zoning – The purpose of this request is to rezone the property to the Downtown Office District to allow for development of an office building in the future. The existing house will not be removed. At the time of an application for “straight” zoning, the applicant is not required to submit

an exhibit depicting how the property will be specifically developed or elevations of the proposed building. Prior to development, the developer will be required to submit a Site Plan for review and approval by the Planning & Zoning Commission. The applicant has been advised of the standards necessary for development.

Future Land Use Plan – The Future Land Use Plan recommends Downtown Office (DTO) District. The proposed zoning request conforms to the Future Land Use Plan.

Thoroughfare Plan – This property currently has direct access to Broadway Street.

Parks Master Plan – The Parks Master Plan does not indicate a park is needed on the subject property. However, an 8ft hike and bike trail is being proposed along Broadway Street in the downtown area. That project is not currently in Engineering's 5-year plan. However, when that does take place, this property will be impacted by such development.

Legal Obligations and Review:

Notification was provided to neighboring property owners as required by State Law. To date, Town staff has not received any Public Hearing Notice Reply Forms.

Attachments:

1. Aerial and Zoning Maps
2. Exhibit A

Planning & Zoning Recommendation:

At their November 15, 2022, meeting, the Planning & Zoning Commission recommended the Town Council approved the request, by a vote of 5-0.

Town Staff Recommendation:

Staff has observed the site and its surrounding environment. Staff understands that there are numerous non-residential uses and residential uses within the surrounding area. Furthermore, it is recommended per the Comprehensive Plan for downtown office uses. The zoning request would be consistent with the uses in the surrounding area. As a result, staff recommends approval of this zoning request.

Proposed Motion:

I move to approve/deny a request to rezone 0.1± acres from Single Family-15 (SF-15) to Downtown Office (DTO), on Lots 10A & 11B, located on the north side of Broadway Street, east of Coleman Street. (Z22-0017).