



CITY COUNCIL WORK SESSION MEMO

DEPARTMENT
Community Development

PRESENTED BY
Bill Almquist - Community Development Director

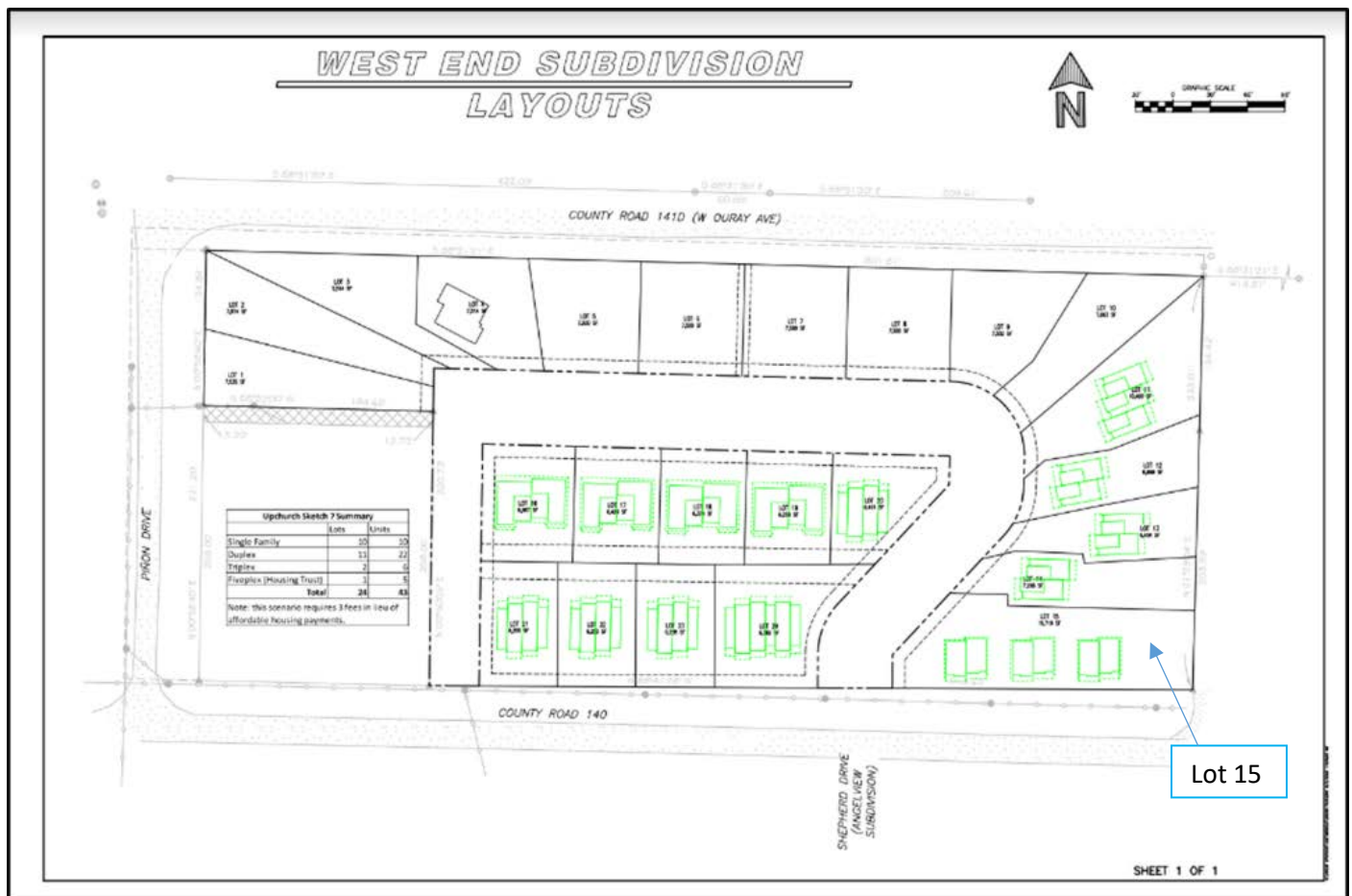
DATE
July 5, 2022

ITEM

Joint Conceptual Review with Planning Commission Re: West End Subdivision (Lot 15) Proposed Rezone from R-2 to R-3

BACKGROUND

The developer of West End Subdivision, Tory Upchurch, is interested in rezoning Lot 15 of the subdivision from Medium-Density Residential (R-2) to High-Density Residential (R-3). The entire subdivision is currently zoned R-2. The 15,719 SF lot is where the 5 inclusionary housing units (required through the Upchurch Annexation Agreement, Resolution 2021-11) are anticipated to be constructed. Currently, the density allowed on the lot is 5 units, and an R-3 designation would allow up to 7 units. The applicant has indicated a desire to build 6 units on the lot, made up of 3 duplexes.



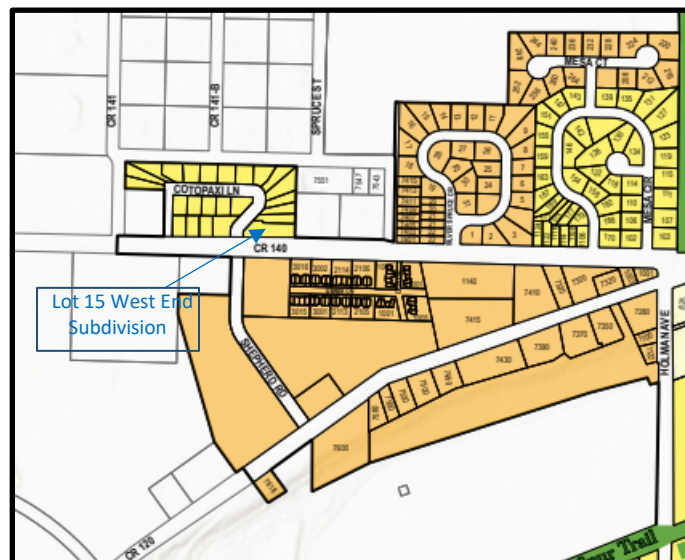
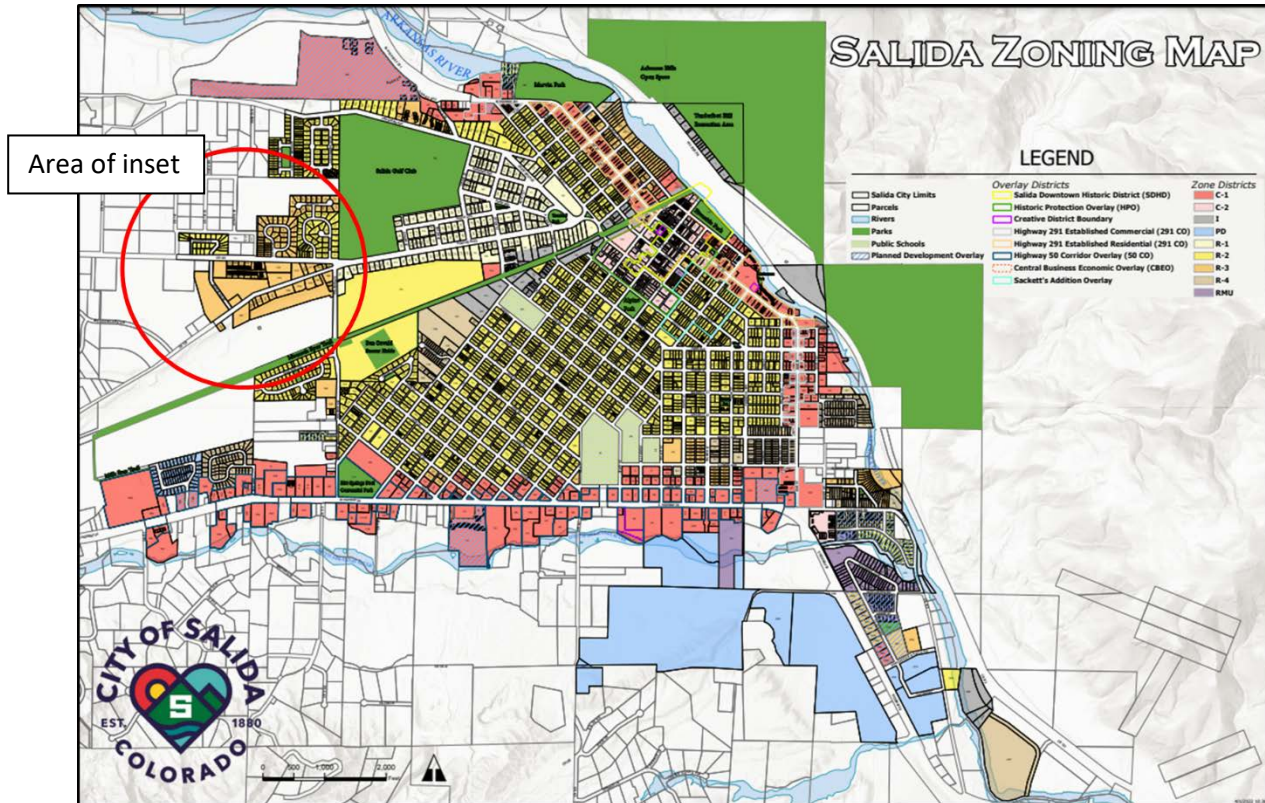


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Surrounding R-2 and R-3
zoning, plus County
properties shown



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The Upchurch Annexation and Rezone applications were approved by Council in April of 2021. Though the site received an R-2 designation, the Annexation Agreement included some stipulations regarding minimum lot size and single-family residential only for the lots along the northern edge of the development, which was in response to input from County neighbors immediately to the north of the site, as well as input from Chaffee County. There were no such stipulations put on Lot 15, which is located in the southwestern corner of the development and is directly across CR 140 from the Angelview Development, which is zoned R-3. The applicant had expressed interest in zoning Lot 15 as R-3 during the process; however, such a split-zoning was not possible at the time of Annexation and Rezone because the subdivision had not yet been platted. It should also be noted that the original subdivision application did propose a total of up to 43 residential units within the development, whereas this rezone proposal would allow up to a total of 45 residential units (the applicant has indicated a desire to build just one additional unit more than expected on Lot 15, for a total of 44 residential units).

Staff and applicant appreciate Planning Commission and City Council feedback on the Rezone concept.
