



CITY COUNCIL WORK SESSION MEMO

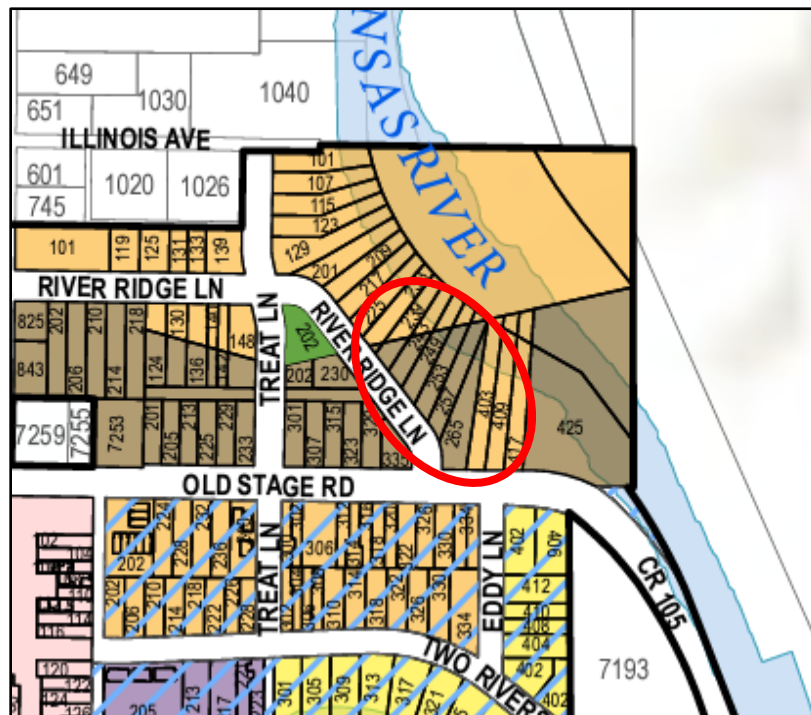
DEPARTMENT	PRESENTED BY	DATE
Community Development	Bill Almquist - Community Development Director	October 4, 2022

ITEM

Joint Planning Commission/City Council Conceptual Review of a Proposed Rezoning of Certain Riverfront Lots Within the River Ridge and Dutch Run Subdivisions from R-3, High Density Residential and/or Manufactured Housing, R-4 to Medium-Density Residential, R-2.

BACKGROUND

In 2019, Council approved Annexation and Rezoning (to R-3, High-Density Residential) for the northern portion of what is now the River Ridge Subdivision. The southern portion of that development had previously been a mobile home park and was already annexed and zoned R-4, Manufactured Housing. Earlier, in 2018, three properties immediately to the east of the River Ridge Subdivision (now part of the Dutch Run Subdivision) were annexed into the City and rezoned as R-3, High-Density Residential. The result of these processes is a patchwork of R-3 and R-4 lots north of Old Stage Rd, some of which are actually split-zoned, as shown below:



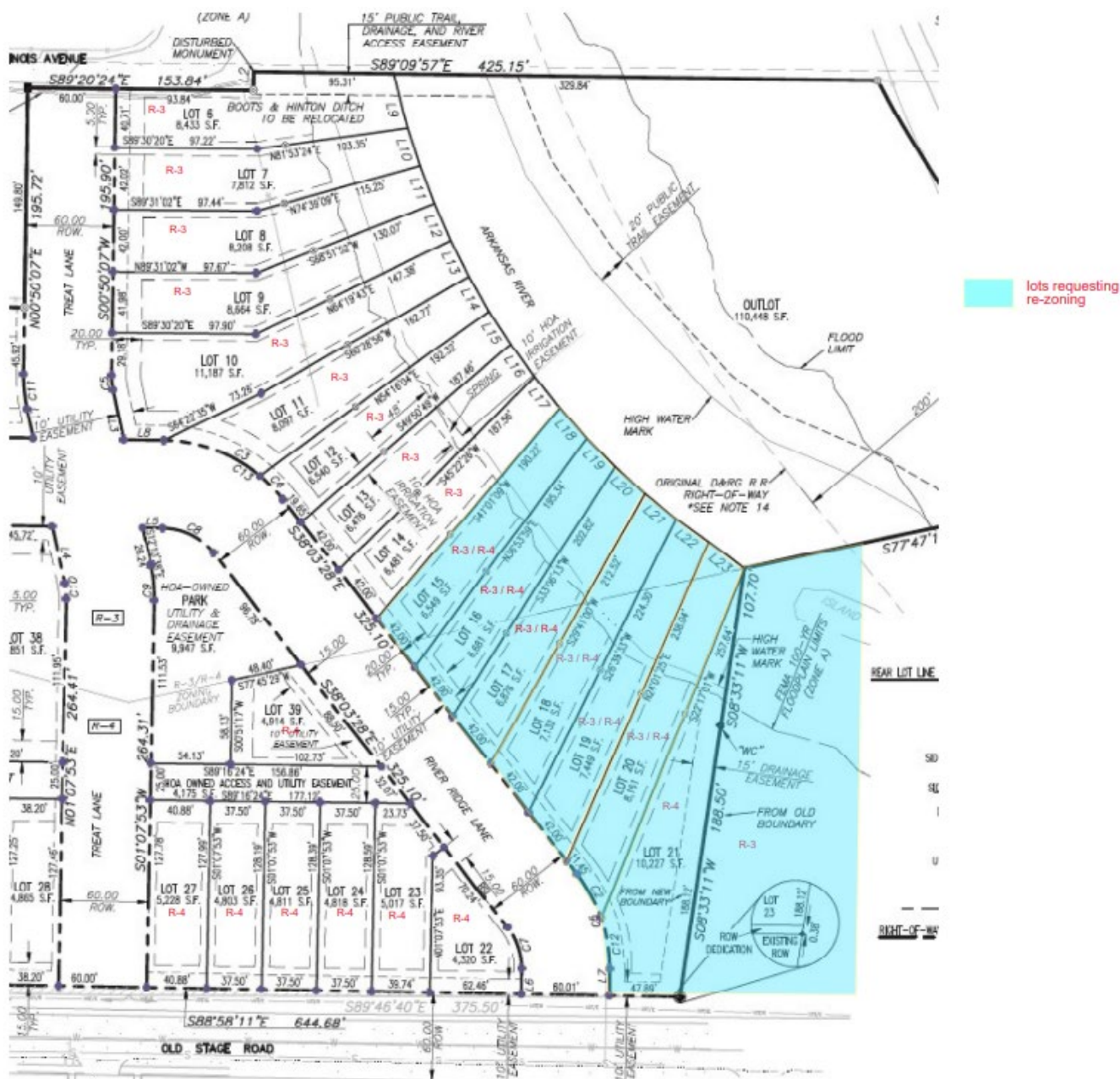


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Lots within both the River Ridge and Dutch Run Subdivision have been sold to a variety of property owners, many of whom have been under the assumption that they would be able to build single-family homes on the compilation of at least two adjacent lots. However, the purpose of the R-3 zone does not expressly allow for the construction of single-family homes over multiple lots, and the purpose of the R-4 zone does not expressly allow for anything other than manufactured housing and mobile homes. The owners of Lots 15-21 of the River Ridge Subdivision, plus Lots 1&2 of the Dutch Run Subdivision (shown below) would like to request rezoning of said lots to Medium-Density Residential (R-2), in order to allow for a greater variety of housing within that area, including detached single-family housing across more than one lot.







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The applicants and their parcels are as follows:

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- Ben Griffin (Lots 15-17 River Ridge Subdivision)
 - Robert Weiss, Kyle Weiss (Lots 18-19 River Ridge Subdivision)
 - Sage Kitson (Lot 20 River Ridge Subdivision)
 - Robert Karls, Charlotte Karls (Lot 21 River Ridge Subdivision & Lots 1-2 Dutch Run Sub)
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The applicants note that, since the lots do not have alley access, and the lots are relatively narrow, and back up to a sensitive natural resource in the Arkansas River, that detached single-family homes would be preferable in these locations, including those that extend over more than one lot. There is mention of the intent for future construction of single-family homes in the staff reports for both subdivisions, but no discussion of how that would align with the proposed or existing zone districts. Currently, the land use code requires Administrative Review for detached single-family dwelling units in R-3 and R-4 zones, but there are no standards by which to make a decision other than for modifications or rebuilds of *existing* dwellings. Furthermore, the purposes of R-3 and R-4 seem incompatible with the intended use of single-family (and non-manufactured) dwellings:

High-Density Residential (R-3). The purpose of the High-Density Residential (R-3) zone district is to provide for relatively high density duplex and multi-family residential areas, including primarily triplex, townhouse and apartment uses. Complementary land uses may also include such supporting land uses as parks, schools, churches, home occupations or day care, amongst other uses.

Manufactured Housing Residential (R-4). The purpose of the Manufactured Housing Residential (R-4) zone district is to provide for relatively high density manufactured housing, mobile home residences and mobile home parks. Complementary land uses may also include such supporting land uses as parks, schools, churches, home occupations or day care, amongst other uses.

Staff notes that the narrow configuration of the lots and variety of ownership makes attached townhomes and multi-family developments challenging in this particular situation. Staff suggested to the applicants that they consider a rezone of their lots to R-2 so that there would be no question



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as to whether a single-family home would be allowed or not. Staff had already contemplated the need for a zoning “cleanup” of this area, esp. given the split-zoning, and agrees with the applicants that less dense construction could be an appropriate use *in these locations along the river*, for reasons stipulated by the applicants. Although the need for density has become greater given the current housing crisis, the configuration, size, access to, and specific location of these individual lots along the river make higher density much more difficult to achieve and perhaps even inappropriate.

The feedback of City Council and Planning Commission is appreciated

LOT OWNERSHIP & DEVELOPMENT

