



Legislation Details (With Text)

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Title: Pass the ordinance approving rezoning from R2 to CU for the property located at 5 S. Loomis Street - PZC 22-1-048

Sponsors:

Indexes:

Code sections:

Attachments: 1. 5 S. Loomis Rezoning Ordinance, 2. Exhibit A - Legal Description, 3. Exhibit B - Plat of Survey, 4. Exhibit C - Response to Standards, 5. Development Petition Form, 6. North Central College Master Land Use Plan, 7. Location Map, 8. 06.30.2022 DRAFT HPC Meeting Minutes, 9. 7.6.2022 DRAFT PZC Meeting Minutes, 10. Public Comment

Date	Ver.	Action By	Action	Result
7/19/2022	1	City Council	passed	Pass

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Pass the ordinance approving rezoning from R2 to CU for the property located at 5 S. Loomis Street - PZC 22-1-048

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Gabrielle Mattingly, Community Planner

BOARD/COMMISSION REVIEW:

The Historic Preservation Commission (HPC) considered the rezoning request on June 30, 2022 and recommended approval of the request (approved 5,0). The Planning and Zoning Commission (PZC) held a public hearing on July 6, 2022 and provided a positive recommendation on the request (approved 8,0). Staff concurs.

BACKGROUND:

The subject property is located at the southwest corner of Loomis Street and Benton Avenue and is improved with a two-family residence and a detached garage. The property previously had two addresses, 5 S. Loomis Street and 326 E. Benton Avenue. Staff worked with the Petitioner to correct this and the subject property now has one address, 5 S. Loomis Street. The property is currently zoned R2 (Single-Family and Low Density Multiple-Family District) and is located in the historic district.

DISCUSSION:

Rezoning

The Petitioner, North Central College (“NCC”), has acquired the subject property and is seeking to

rezone the property from R2 (Single-Family and Low-Density Multiple Family District) to CU (College/University District). The Petitioner is proposing to use the subject property as a college faculty/staff office space. The requested CU zoning designation is consistent with the Land Use Master Plan (2022) and the North Central College Master Land Use Plan 2010-2020.

The North Central College Master Land Use Plan 2010-2020, discusses future campus growth options (found in the attachments on pages 20-22) and identifies four properties for future growth that are part of the main campus within contiguous blocks. The subject property is one of the four properties identified. The plan indicates that NCC may purchase any of these properties if they become available and clarifies that these potential acquisitions have been a part of the public plan since the 1980s. The proposed rezoning is compatible with the recommendation given in this plan.

The future land use of the subject property is identified in the 2022 Land Use Master Plan as "Institutional." The Institutional designation is reflective of NCC's desire to acquire the property in the future. The identified future land use is consistent with the proposed CU zoning.

Response to Standards

Given the above findings, staff finds the requested rezoning of the subject property to CU (College/University District) is appropriate. Should the Petitioner receive approval of the request for rezoning, staff notes that the proposed faculty/staff office use is a permitted accessory use to the college in the CU zoning district. Staff finds the Standards for Granting a Map Amendment as prepared by the Petitioner to be factually correct and recommends approval of the Petitioners' request for rezoning to CU (College/University District).

HPC Review

The subject property is located in the historic district. Per Section 6-11-5:3, a rezoning application for a property located in the historic district shall be forwarded to the Historic Preservation Commission for review. The HPC considered the rezoning request on June 30, 2022. No members of the public spoke on the request during the meeting. The HPC voted to recommend approval of the rezoning request (approved 5,0). Staff concurs with the recommendation provided by the HPC.

PZC Review

The Planning and Zoning Commission held a public hearing to consider the rezoning request on July 6, 2022. No members of the public provided testimony on the request. The PZC closed the public hearing and recommended approval of the request (approved 8,0). Staff concurs with the recommendation provided by the PZC.

Key Takeaways

- Provide a recommendation on the proposed rezoning of the subject property from the R2 zoning district to the CU (College/University District) zoning designation.
- The HPC and the PZC provided positive recommendations on the rezoning request. Staff concurs with these recommendations.

FISCAL IMPACT:

N/A