



Legislation Text

File #: 22-0684, Version: 1

PLANNING AND ZONING COMMISSION AGENDA ITEM

ACTION REQUESTED:

Conduct the public hearing to consider rezoning the subject property located at 416 East Chicago Avenue from R2 to R1B (La Dimora di Douglas) - PZC 22-1-007

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Sara Kopinski, AICP

ENTITLEMENTS REQUESTED:

A petition seeking rezoning from R2 (Single-Family and Low Density Multiple-Family Residence District) to R1B (Medium Density Single-Family Residence District) has been submitted for the property located at 416 East Chicago Avenue.

BOARD/COMMISSION REVIEW:

Official notice for the public hearing for PZC 22-1-007 was published in the Daily Herald on May 16, 2022.

BACKGROUND:

The property is located on the south side of Chicago Avenue with a common address of 416 E. Chicago Avenue. The 13,917 square foot lot is currently improved with a single-family residence and is zoned R2 (Single-Family and Low Density Multiple-Family Residence District). The City's Land Use Master Plan (2022) identifies the property's future place type as single-family and duplex residential. This future place type includes R1B as an appropriate zoning district.

DISCUSSION:

The Petitioners and Property Owners, Brian and Kelly Douglas, are proposing to consolidate 416 E. Chicago Avenue, 410 E. Chicago Avenue, and 419 Highland Avenue into a single lot. Currently, 416 E. Chicago Avenue is zoned R2, while 410 E. Chicago Avenue and 419 Highland Avenue are zoned R1B. Accordingly, the Petitioners are requesting approval to rezone 416 E. Chicago Avenue from R2 to R1B to facilitate the consolidation. The existing single-family houses on the lots will be demolished and one single-family house and a pool cabana will be constructed on the consolidated lot.

Staff finds the proposed R1B zoning designation for the subject property to be consistent with the surrounding properties as well as the Land Use Master Plan. Consequently, staff supports the Petitioners' request for rezoning.

The Petitioners' responses to the Standards for Granting a Map Amendment can be found in the attachments. Upon review, staff is in general agreement with the Petitioners' Findings and recommends their adoption by the Planning and Zoning Commission.

Preliminary/Final Plat of Subdivision

In conjunction with the rezoning request, the Petitioners are also processing a preliminary/final plat of subdivision to consolidate the subject property with two adjacent lots. Although no new lots will be created, Section 7-2-5:2.2 (Administrative Plat Procedures) of the Municipal Code states that a plat cannot be administratively approved if the proposed plat changes the existing orientation of any lot.

The proposed subdivision plat changes the orientation of an existing lot on Highland Avenue from an existing front yard to a proposed rear yard, therefore will require City Council's review and approval. Staff is working with the petitioner to maintain the integrity of a front yard setback along Highland Avenue. This will be finalized when the preliminary/final plat of subdivision is reviewed by City Council at a subsequent meeting.

Key Takeaways

- The Petitioners are requesting approval to rezone the subject property from R2 (Single-Family and Low Density Multiple-Family Residence District) to R1B (Medium Density Single Family Residence District).
- Staff supports the rezoning request given its consistency with the City's Land Use Master Plan and with the surrounding properties' zoning classifications.