



Legislation Text

File #: 17-484, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Pass the Ordinance approving a rezoning of the subject property located at 308 Cody Court from R1A (Low Density Single Family Residence District) to R1B (Medium Density Single Family Residence District) - PZC 17-1-051

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Gabrielle Mattingly

BOARD/COMMISSION REVIEW:

The Planning and Zoning Commission considered this matter on June 7, 2017 and voted to recommend approval of the case (Approved 8-0). Staff concurs.

BACKGROUND:

The subject property consists of approximately 0.598 acres and is generally located east of Cody Court and south of Jackson Avenue. It is currently vacant and zoned R1A (Low Density Single Family Residence District). The East Sector Plan identifies the future use of the property as "Low Density Residential (2.5 units per acre)". The proposed rezoning to R1B (Medium Density Single Family Residence District) is compatible with the future land use of the property.

DISCUSSION:

Rezoning Request

The petitioner, Randy Mueller, is proposing to consolidate 308 Cody Court, 808 Jackson Avenue, and 804 Jackson Avenue into a single lot. Currently, 308 Cody Court is a vacant lot and is zoned R1A, while 808 Jackson Avenue and 804 Jackson Avenue are zoned R1B. Accordingly, the petitioner is requesting approval to rezone 308 Cody Court from R1A (Low Density Single Family Residence District) to R1B (Medium Density Single Family Residence District) in order to consolidate three lots into one. The existing single family house on 808 Jackson Avenue will remain on the lot and the petitioner has proposed to construct a pool and a game court on 804 Jackson Avenue and 308 Cody Court. Consolidation of the lots is required in order to construct the proposed accessory structures (subject to administrative review and approval).

Staff finds the proposed R1B zoning designation for the subject property to be consistent with the surrounding properties as well as the East Sector Plan. Consequently, staff supports the petitioner's request for rezoning.

Findings of Fact

The petitioner's responses to the Standards for Granting a Map Amendment can be found in the attachments. Upon review, the Planning and Zoning Commission and staff agree with the petitioner's

Findings of Fact and recommend their adoption by the City Council.

Key Takeaways

- The petitioner is requesting approval to rezone the subject property from R1A (Low Density Single Family Residence District) to R1B (Medium Density Single Family Residence District).
- Staff supports the rezoning request given that it has maintained the consistency with the City's Comprehensive Plan and with the surrounding properties' zoning classifications.

Planning and Zoning Commission Action

The Planning and Zoning Commission conducted the public hearing for PZC 17-1-051 at their meeting on June 7, 2017. No members of the public provided testimony. Following limited comments, the Planning and Zoning Commission moved to adopt the findings of fact as presented by the petitioner and approve PZC 17-1-051 (approved 8-0). Staff concurs with the Planning and Zoning Commission's recommendation.

FISCAL IMPACT:

N/A