



AGENDA MEMORANDUM

First Reading Ordinance for the City Council Meeting August 27, 2019
Second Reading Ordinance for the City Council Meeting September 6, 2019

DATE: July 30, 2019
TO: Peter Zaroni, City Manager
FROM: Nina Nixon-Mendez, FAICP, Director
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Rezoning a property at or near 121 Pueblo Avenue

CAPTION:

Case No. 0719-04 Guillermo Munoz. (District 1) Ordinance rezoning property at or near 121 Pueblo Avenue from the "IL" Light Industrial District to the "RM-3" Multifamily Residential District.

SUMMARY:

The purpose of the zoning request is to allow for the construction of a new single-family home. Both the demolition of the existing home and the construction of the new home will be built as part of a grant from the Housing and Community Development Department's HOME Investment Partnership (HOME) Program.

BACKGROUND AND FINDINGS:

The subject property is 0.1574 acres in size. The applicant is proposing construction of a new single-family home. There is an existing 576 sq. ft. single-family residential structure which will be replaced with a 900 sq. ft. single-family residential structure on the subject property. The applicant has sought assistance for the repairs through the Housing and Community Development Department Development (HCD) Department HOME Program funded through the U.S. Department of Housing and Urban Development (HUD) programs and met the eligibility requirements. The funding cost for this HCD project will total \$114,147 and will be comprised of approximately \$11,347 in the form of a grant and \$102,800 in the form of a loan to the homeowner.

The "IL" Light Industrial District was zoned in 1946. To the north and east of the subject property are single-family residences and vacant lots zoned "IL" Light Industrial District. To the south is a vacant lot zoned "IL" Light Industrial District and further south are single-family homes and vacant lots zoned "RM-3" Multifamily Residential District. The single-family homes zoned "IL" are non-conforming uses. In order to replace the single-family home at 121 Pueblo Avenue, the zoning must permit single-family homes. The closest residential district is "RM-3" Multi Family Residential District and is located two lots to the south of the subject property.

The current "IL" Light Industrial District allows for Light Industrial and Commercial uses. The proposed "RM-3" Multi Family Residential District allows for Single-family and Multifamily uses up to a density of 36 dwelling units per acre.

Conformity to City Policy

The subject property is located within the boundaries of the Westside Area Development Plan and is planned for Medium Density Residential uses to the east and Light Industrial to the west of the property. The proposed rezoning to the "RM-3" Multifamily Residential District is generally consistent with the adopted Comprehensive Plan (Plan CC); but is not consistent with the Future Land Use Map and warrants an amendment to the Map.

Public Input Process

Number of Notices Mailed
29 within 200-foot notification area
5 outside notification area

As of August 27, 2019:

In Favor	In Opposition
1 inside notification area	0 inside notification area
0 outside notification area	0 outside notification area

Totaling 0.4% of the land within the 200-foot notification area in favor.

Commission Recommendation

Planning Commission recommended approval the change of zoning from the "IL" Light Industrial District to the "RM-3" Multifamily Residential District on July 27, 2019.

ALTERNATIVES:

1. Deny the zoning request which will prevent the construction of the new single-family home.

FISCAL IMPACT:

There is no fiscal impact associated with this zoning case item. Housing and Community Development Department funding in the amount of \$114,147 is available FY2018-2019 from the approved and budgeted HOME Program.

RECOMMENDATION:

Staff recommends approval of the zoning request.

Planning Commission recommended approval of the change of zoning from the "IL" Light Industrial District to the "RM-3" Multifamily Residential District with following vote count.

Vote Count:

For:	5
Opposed:	0
Absent:	3
Abstained:	0

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report