

# Zoning Case ZN8270



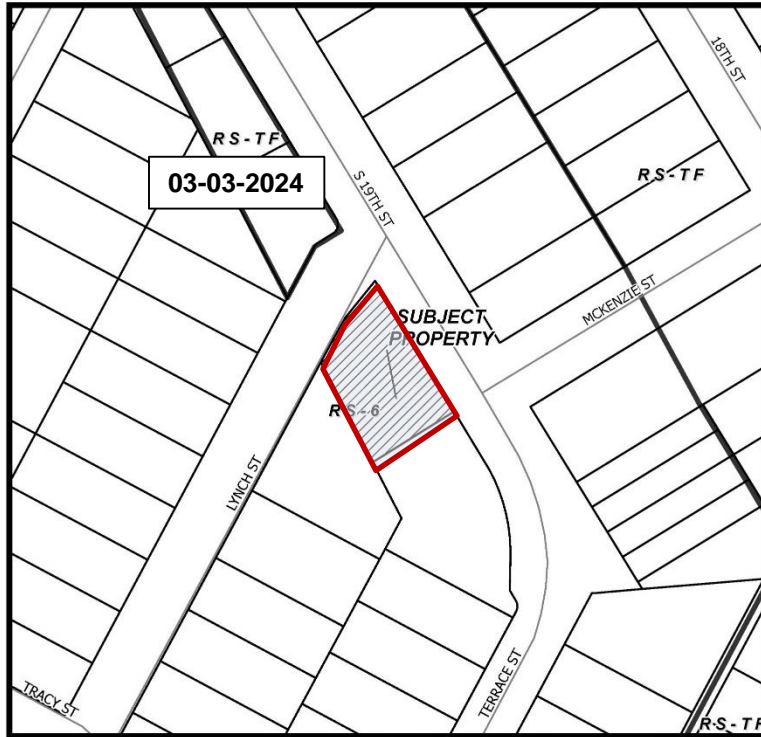
## Ferco Homes LLC District 2

Rezoning for a property at or near  
1501 South Nineteenth Street  
From the "RS-6" Single-Family District  
To the "RM-1" Multifamily District



City Council  
July 16, 2024

# Zoning and Land Use



## Proposed Use:

To allow for multifamily uses.

## ADP (Area Development Plan):

Southeast Area Development Plan (Adopted on July 11, 1995)

## FLUM (Future Land Use Map):

Medium-Density Residential

## Existing Zoning District:

“RS-6” Single-Family District

## Adjacent Land Uses:

North: Vacant, Transportation, Low-Density Residential;  
Zoned: RS-TF, RS-6

South: Low-Density Residential; Zoned: RS-6

East: Transportation, Low-Density Residential; Zoned RS-6

West: Low-Density Residential; Zoned: RS-6

# Public Notification

37 Notices mailed inside the 200' buffer  
7 Notices mailed outside the 200' buffer

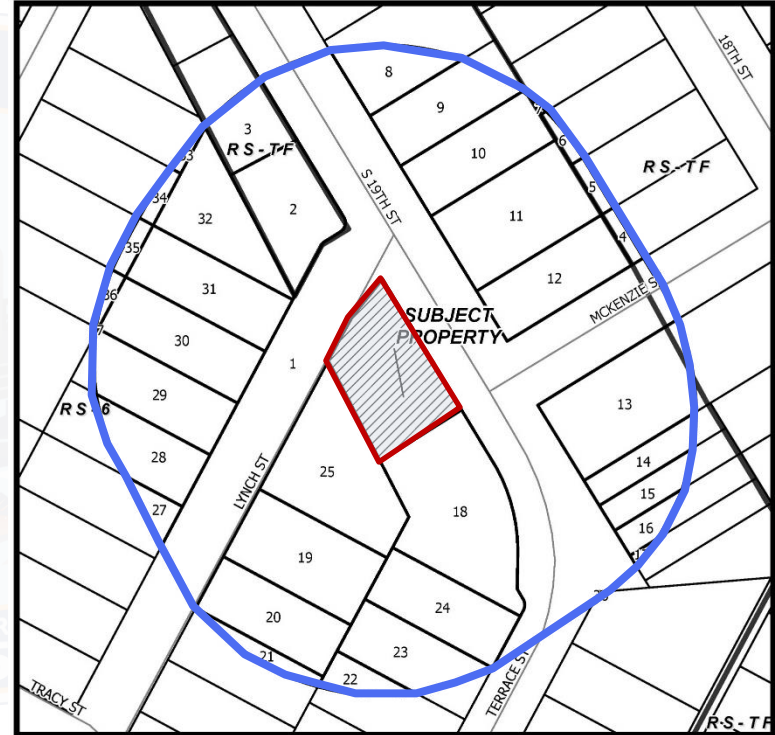
## Notification Area

**Opposed: 0 (0.00%)**  
*Separate Opposed Owners: (0)*

X

**In Favor: 0 (0.00%)**

O



*\*Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.*

# Staff Analysis and Recommendation

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- The proposed rezoning is consistent with many elements and goals of Plan CC; however, is inconsistent with the future land use designation of medium-density residential and transportation.
- The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.
- The amendment, as proposed, will not have any negative impact upon the surrounding properties and neighborhood. It is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area.
  - Plan CC encourages the proper location of land uses based on compatibility, locational needs, and characteristics of each use; however strongly discourages abrupt transitions to less dense land uses. While a multi-family district is classified as a high-density development; an 8,900-square foot corner-parcel that immediately adjacent to single-family districts reduces the development footprint of the parcel.

**PLANNING COMMISSION AND STAFF RECOMMEND APPROVAL  
TO THE “RM-1” MULTI-FAMILY DISTRICT**