



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 08/17/21
Second Reading Ordinance for the City Council Meeting 08/24/21

DATE: June 30, 2021

TO: Peter Zaroni, City Manager

FROM: Al Raymond, AIA, Director
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Rezoning a property at or near 6002 Greenwood Drive

CAPTION:

Zoning Case No. 0621-05, MVR Construction Company: (District 3) Ordinance rezoning property at or near 6002 Greenwood Drive from the "RS-6" Single-Family 6 District to the "RS-4.5" Single-Family 4.5 District.

SUMMARY:

The purpose of the rezoning request is to allow for the construction of a single-family residential subdivision.

BACKGROUND AND FINDINGS:

The subject property is 33 acres in size. The applicant is proposing a single-family residential subdivision consisting of approximately 200 units. The subject property is currently zoned "RS-6" Single-Family 6 District, consists of vacant land, and has remained since annexation in 1962. To the north is a single-family residential subdivision (Saratoga Downs Unit 3; 2020) zoned to the "RS-4.5" Single-Family 4.5 District. To the south are vacant properties, businesses, and single-family residences zoned "RS-6" Single-Family 6 District and "IL" Light Industrial District, respectively. To the east are vacant properties zoned "IL" Light Industrial District. To the west is a single-family residential subdivision (Saratoga Downs Unit 1-B; 1982) zoned "RS-6" Single-Family 6 District.

Conformity to City Policy

The subject property is located within the boundaries of the Westside Area Development Plan (ADP) and is planned for a medium density residential use. The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining properties, and does not have a negative impact upon the adjacent properties. Two proposed "C1" Minor Collector Streets border and cross through the subject property. As part of the platting process, the developer will be responsible for constructing and installing public improvements. Public improvements include road construction and must be completed and accepted by the City prior to the recording of the plat and the issuance of residential building permits. The developer has the option to request an amendment to the Urban Transportation Plan. The property is designated

as per the future land use as medium density residential. As per Plan CC, medium density residential consists of between 4 and 13 units per acre.

Public Input Process

Number of Notices Mailed
79 within 200-foot notification area
4 outside notification area

As of June 30, 2021:

In Favor	In Opposition
0 inside notification area	5 inside notification area
0 outside notification area	0 outside notification area

Totaling 2.45% of the 200-foot notification area* is in opposition.

*Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each individual property owner owns converted into a percentage of the total 200-foot notification area.

Notified property owner's land in square feet / Total square footage of all property in the notification area = Percentage of public opposition

Commission Recommendation

ALTERNATIVES:

1. Denial of the zoning to the "RS-6" Single-Family 6 District to the "RS-4.5" Single-Family 4.5 District.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Planning Commission recommended approval of the zoning to the "RS-6" Single-Family 6 District to the "RS-4.5" Single-Family 4.5 District on June 23, 2021.

Vote Count:

For:	7
Opposed:	0
Absent:	1
Abstained:	1

Staff recommends approval of the zoning request.

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report