



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 06/28/22
Second Reading Ordinance for the City Council Meeting 07/19/22

DATE: June 28, 2022
TO: Peter Zanoni, City Manager
FROM: Al Raymond, AIA, Director
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Rezoning portion of a property at or near 1753 Gollihar Road.

CAPTION:

Case No. 0422-03, Manuel Gonzalez Et Al: Ordinance rezoning portion of a property at or near 1753 Gollihar Road from the "RS-6" Single-Family 6 District to the "RM-1" Multifamily District.

SUMMARY:

The purpose of the rezoning request is to allow for multifamily uses, specifically an apartment complex.

BACKGROUND AND FINDINGS:

The subject property is a 10.554 acre out of a larger parcel, currently zoned "RS-6" Single-Family 6 District, and vacant. To the north are vacant lots zoned "RS-6" Single-Family 6 and "RM-1" Multifamily District. To the south are medium-density residential uses zoned "RS-6" Single-Family 6 District. To the east are medium-density residential and park uses zoned "RS-6" Single-Family 6 District. To the west is a mixture of medium-density residential, commercial, public, and semi-public uses zoned "CN-1" Neighborhood Commercial District.

The proposed development is a 4% tax credit project. The rezoning for an apartment complex is inconsistent with the Future Land Use Map's proposed medium-density use; therefore, warrants an amendment of the map. It is, however, consistent with the *Future Land Use, Zoning, and Urban Design* and *Housing and Neighborhoods* elements of Plan CC. On April 26th, City Council approved Type B funds and approving the 152-unit affordable housing project with Alma at Greenwood.

After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency and considering public input, staff proposes approval of the change of zoning. Planning Commission approved the rezoning from the "RS-6" Single-Family 6 District to the "RM-1" Multifamily District on May 04, 2022.

Conformity to City Policy

The proposed zoning is inconsistent with the Future Land Use Map. The proposed rezoning is consistent with many broader elements of the Comprehensive Plan

Public Input Process

Number of Notices Mailed
44 within 200-foot notification area
6 outside notification area

As of June 24, 2022:

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

Totaling 0.00% 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

ALTERNATIVES:

Denial of the zoning from “RS-6” Single-Family 6 District to the “RM-1” Multifamily District.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Planning Commission recommended approval of the rezoning from the “RS-6” Single-Family 6 District to the “RM-1” Multifamily District on May 04, 2022.

Vote Count:

For:	7
Opposed:	0
Absent:	2
Abstained:	0

Staff recommends approval of the rezoning from the “RS-6” Single-Family 6 District to the “RM-1” Multifamily District.

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report