



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 05/19/20
Second Reading Ordinance for the City Council Meeting 05/26/20

DATE: April 7, 2020
TO: Peter Zaroni, City Manager
FROM: Al Raymond, AIA, Director
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Rezoning a property at or near 14206 Leos Court

CAPTION:

Zoning Case No. 0320-03, Mostaghassi Investment Trust (District 1). Ordinance rezoning property at or near 14206 Leos Court from the "CN-1" Neighborhood Commercial District to the "RS-6" Single-Family 6 District.

SUMMARY:

The purpose of the zoning request is to allow for the construction of single-family homes.

BACKGROUND AND FINDINGS:

The subject property is 3.165 acres in size. The subject property was initially rezoned from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District in 2009. No development has occurred on the subject property. The applicant would like to rezone the subject property back to the "RS-6" Single-Family 6 District to allow 12 single-family homes.

Conformity to City Policy

The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for mixed uses. The proposed rezoning to the "RS-6" Single-Family 6 District is consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining residential properties, and does not have a negative impact upon the adjacent properties. The property is currently vacant and has remained undeveloped since annexation in 1995.

Public Input Process

Number of Notices Mailed
23 within 200-foot notification area
7 outside notification area

As of March 27, 2020:

In Favor
1 inside notification area
0 outside notification area

In Opposition
0 inside notification area
0 outside notification area

Totaling 0.00% of the land within the 200-foot notification area in opposition.

Commission Recommendation

Planning Commission recommended approval of the change of zoning from the "CN-1" Neighborhood Commercial District to the "RS-6" Single-Family 6 District on March 18, 2020.

ALTERNATIVES:

1. Denial of the change of zoning from the "CN-1" Neighborhood Commercial District to the "RS-6" Single-Family 6 District.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Staff recommends approval of the zoning request.

Planning Commission recommended approval of the change of zoning from the "CN-1" Neighborhood Commercial District to the "RS-6" Single-Family 6 District with following vote count.

Vote Count:

For:	8
Opposed:	0
Absent:	0
Abstained:	1

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report