

**MEETING DATE/TYPE:** VOTING MEETING 2-11-20

**DEPARTMENT:** Community Development

**AGENDA ITEM:** Approval of PLN19-020 a Proposed Rezoning of 600 and 621 E. Rosser Street (APN 105-03-007B) from its current Single Family 35 (SF-35) Designation to Multi-Family Medium Density (MF-M). Property Owner: Pine Creek Leasing LLC. Applicant/Agent: Keith Hughes

**Approved By:** Michael Lamar, City Manager

### Item Summary

This is a request to rezone a vacant 1.91 acre parcel, from Single Family 35 (SF-35) to Multi-Family Medium Density (MF-M) to allow for the construction of 3 single family residences on a single parcel. The rezoning of the subject parcel would allow the applicant to build 3 single family residences that will be rentals on the southern half of the property while the northern half on the other side of Rosser Street will remain vacant due to the floodplain. The owner has no plans to plat lots to be sold as individual residential parcels.

### Planning and Zoning Commission

The Planning and Zoning Commission reviewed this request at their January 9, 2020 meeting. After discussion of the proposed zoning district and the proposed three residences, the Commission voted 4 to 1 in favor of the proposed rezoning from Single Family 35 (SF-35) to Multi-Family Medium Density (MF-M) for the entire 1.91 acres. Commissioner Roop explained he voted against the motion to approve because the proposed Multi Family zoning is not compatible with the surrounding Single Family zoning (resulting in smaller rental units versus larger homes in the adjacent Cloudstone subdivision).

### Background

The applicant has requested a rezone from Single Family 35 (SF-35) to Multi-Family Medium Density (MF-M) to allow for the construction of 3 single family residences. The proposed uses are consistent with the MF-M zone. Under the current SF-35 zoning district, only 2 single family residential parcels could be developed. The applicant does not want to create separate parcels for sale, but wants to develop 3 single family residences on 1 parcel to reduce the infrastructure costs and the property will remain as 1 parcel with 3 separate houses for rent.

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The properties adjacent to the subject parcel, across the street to the north, west and south are zoned Single Family 35 (SF-35). The parcels to the east are zoned Single Family 18 (SF-18 PAD) and are part of the Cloudstone Unit 1 subdivision.

### **2015 General Plan**

The site is identified as Low-Medium Density Residential (1-7 DU/Acre) on the 2015 General Plan Land Use Map. The proposed rezoning from Single Family 35 (SF-35) to Multi-Family Medium Density (MF-M) is consistent with the 2015 General Plan.

### **Site Design**

The proposed site design includes 3 individual homes with 2 car garages and the applicant stated they will be approximately 1200 square feet each. Per the Letter of Intent, the applicant states that the development will be consistent with the adjacent SF-18 development due to the site layout, separation of individual units, and the units will be placed to minimize impact on views for the neighboring lots. Attached are renderings that the applicant provided of the how they envision the property being developed.

### **Impacts on Adjacent Properties**

A consideration of any rezoning request is the potential adverse impacts on adjacent or nearby property owners. The nearby contiguous parcels are either vacant or developed under an SF-18 density as a PAD development which allowed the homes to be developed on smaller lots with reduced setbacks. The development of this lot with 3 single family residences may be compatible with the adjacent development due to the proposed density being similar. The property north of Rosser Street is to remain vacant similar to adjacent Open Space that was part of the PAD development.

### **Adjacent Cloudstone subdivision**

Staff was asked to review the adjacent parcels in the Cloudstone Unit 1 subdivision and the size of the residences that are currently developed. In reviewing the adjacent parcels, the house sizes range from 1624 square feet to 2266 square feet. A map is attached that shows the size of the houses for the adjacent parcels.

The size of the parcels within the Cloudstone Unit 1 subdivision range from 5102 square feet to 11,305 square feet, which was allowed under the 18 density since it was platted as a PAD. Platting under a PAD allows for the smaller lot sizes and reduced setbacks.

### **Attachments**

1. letter of intent
2. site plan
3. renderings
4. pictures and maps

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**Recommended Action:** Move to approve PLN19-020, the rezoning of 600 and 621 E. Rosser Street from Single Family 35 (SF-35) to Multi- Family Medium Density (MF-M).