

Rezone

2103, 2103 ½, 2105, & 2105 ½

River Road

RT10 Two Unit/Townhouse to

RT5.4 Two Unit/Townhouse

City Council Public Hearing

Dave DeGrandpre, Land Use Supervisor
Development Services

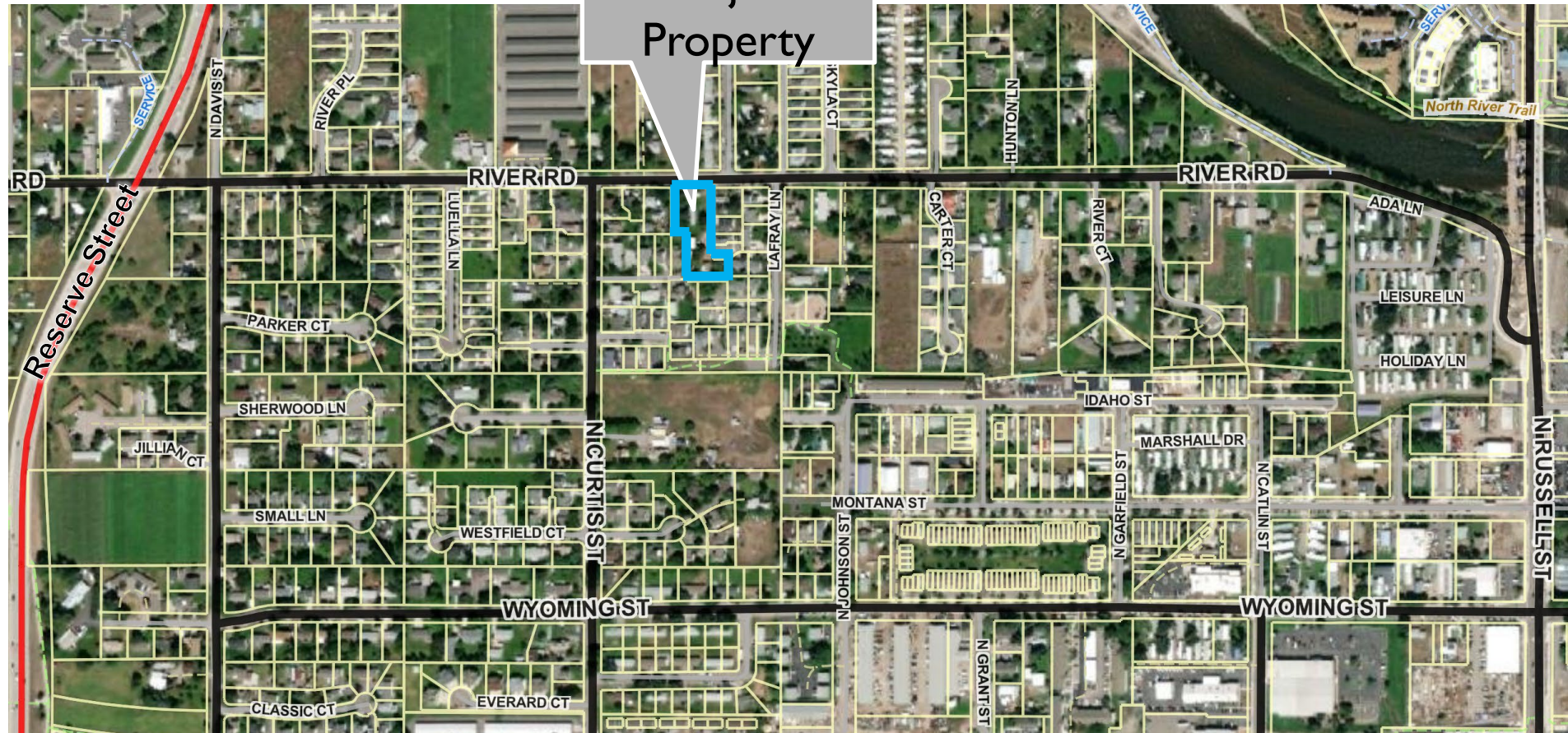
April 20, 2021



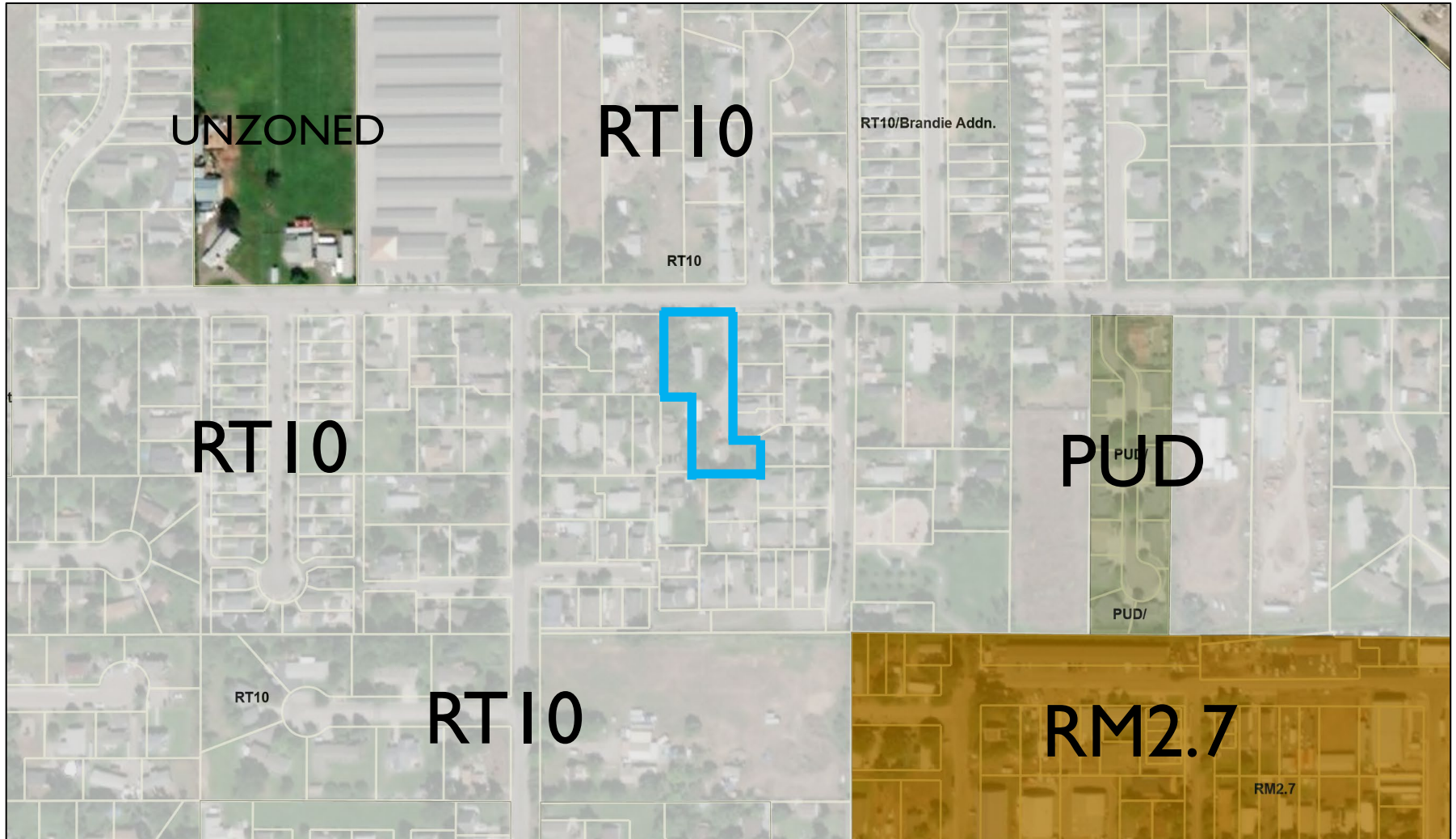
Vicinity Map



Subject Property



Current Zoning Map



Residential Medium Density

Relatable Zoning Districts:

- RT10 (current zoning)
- R8
- R5.4
- RT5.4 (proposed zoning)



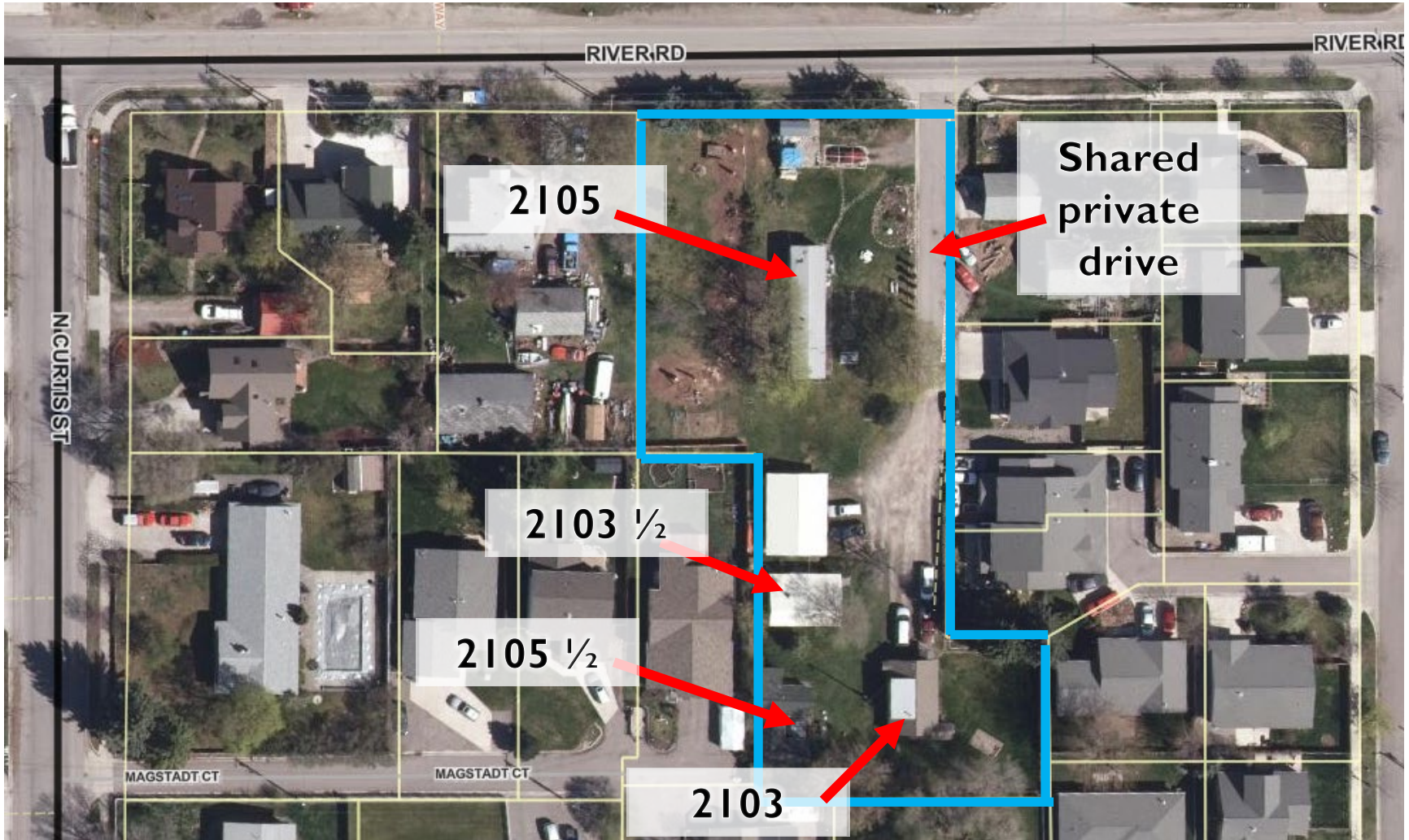
Residential Medium-High Density

Zoning Comparison

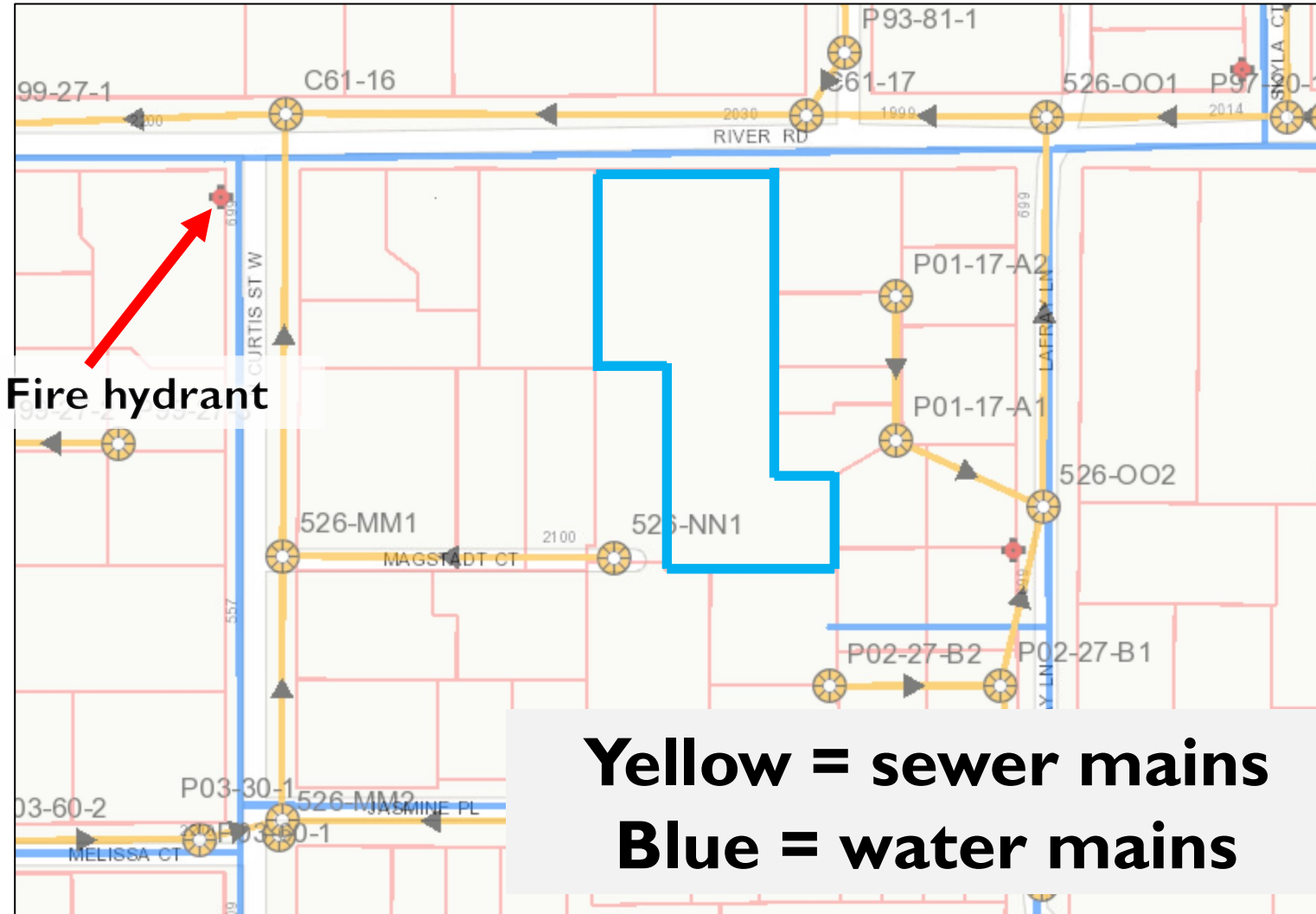


	RT10	RT5.4
Building types	Detached houses, lot line houses, two- and three-unit townhouses	Detached houses, lot line houses, two-unit townhouses
Min. parcel area	10,000	5,400
Area per unit	10,000	5,400
Setbacks	Front/Rear: 20 feet Interior side: 7.5 feet Street side: 10 feet	Front/Rear: 20 feet Interior side: 7.5 feet Street side: 10 feet
Height	30/35 feet	30/35 feet
Units per acre	Up to 4	Up to 8
Subject property (~38,420)	4 existing dwelling units	Up to 7 dwelling units

Development Pattern

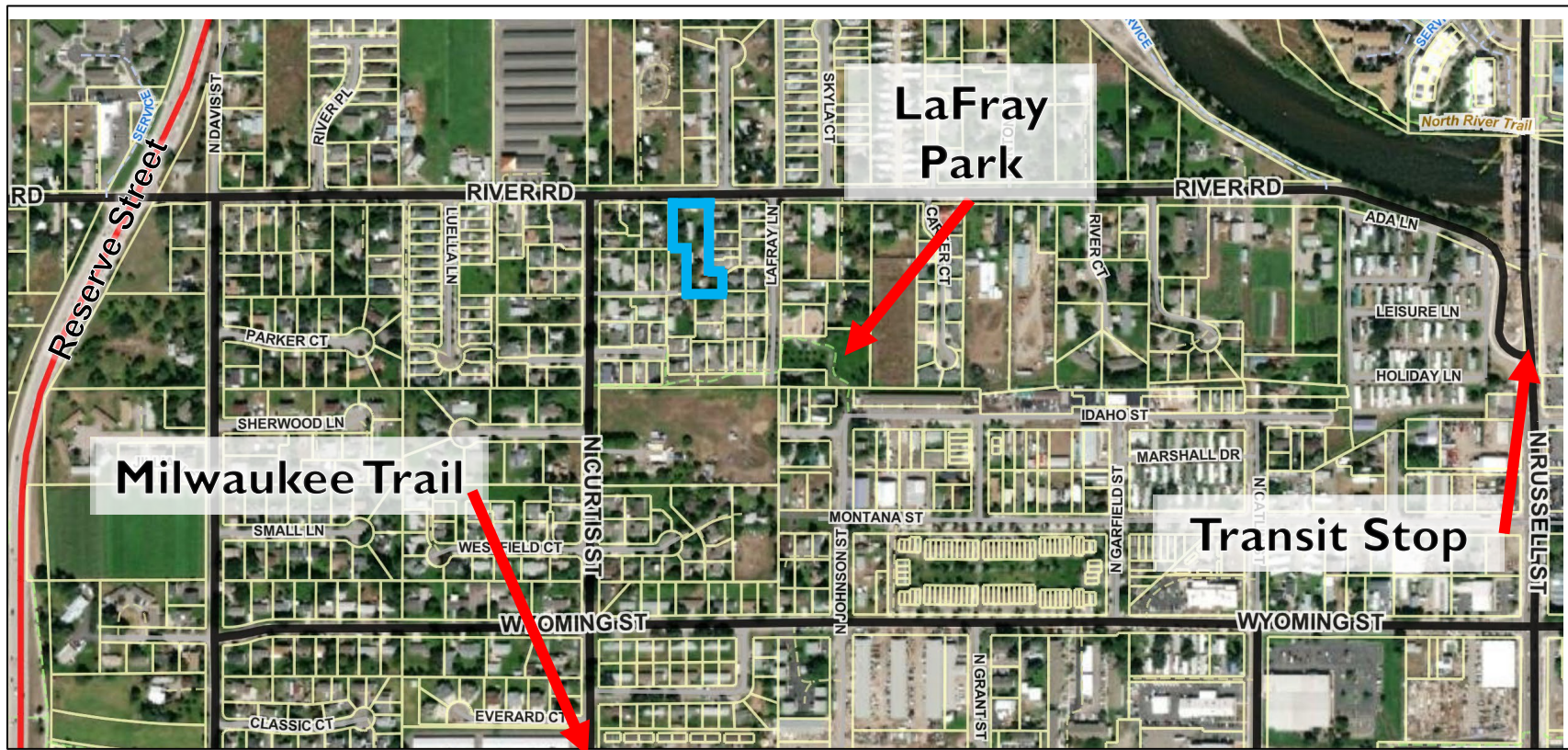


Utilities Map



Supports “Focus Inward” Approach

- Proximity to services
- Compact development
- Existing infrastructure
- Central location: close to “urban core”



- I. Complies with the Growth Policy**
- II. Facilitates Public Services/Transportation**
- III. Promotes Compatible Urban Growth**
- IV. Promotes Public Health and Safety**
- V. Considers District Character & Sustainability of Use**

Approve the adoption of an ordinance to rezone the subject property located at 2103, 2103 ½, 2015, and 2105 ½ River Road, and legally described as that part of Lot 24 of Cobban and Dinsmore's Orchard Homes Subdivision and a parcel of land lying in Lot 24 of Cobban and Dinsmore's Orchard Homes Addition located in Section 20, Township 13 North, and Range 19 West, P.M.M from RT10 (Residential 10 Two-Unit / Townhouse) to RT5.4 (Residential 5.4 Two-Unit / Townhouse) based on the findings of fact in this staff report