

Rezone

2103, 2103 ½, 2105, & 2105 ½

River Road

RT10 Two Unit/Townhouse to
RT5.4 Two Unit/Townhouse

City Council Public Hearing

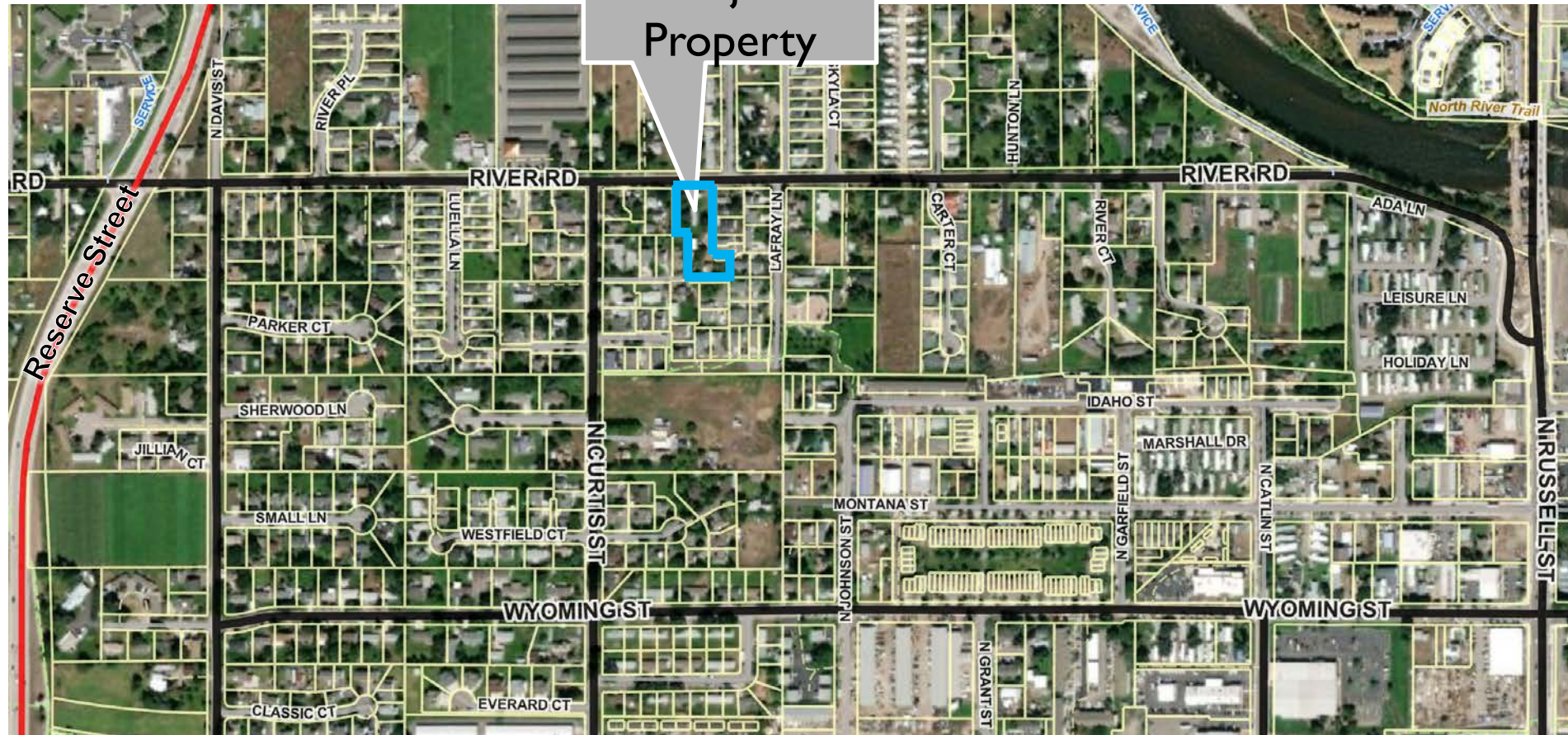
Dave DeGrandpre, Land Use Supervisor
Development Services
May 10, 2021



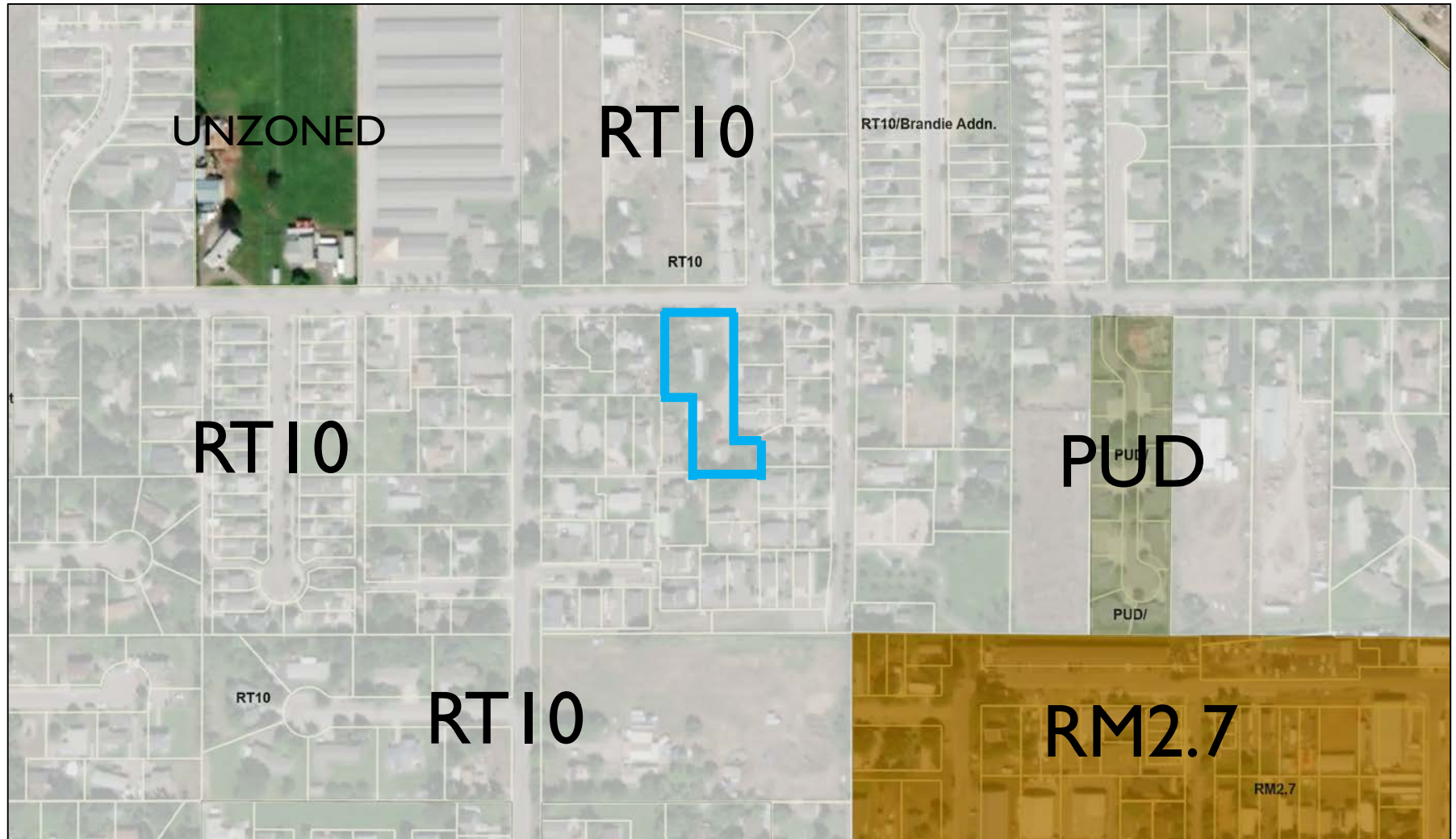
Vicinity Map



Subject
Property



Current Zoning Map



Residential Medium Density

Relatable Zoning Districts:

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

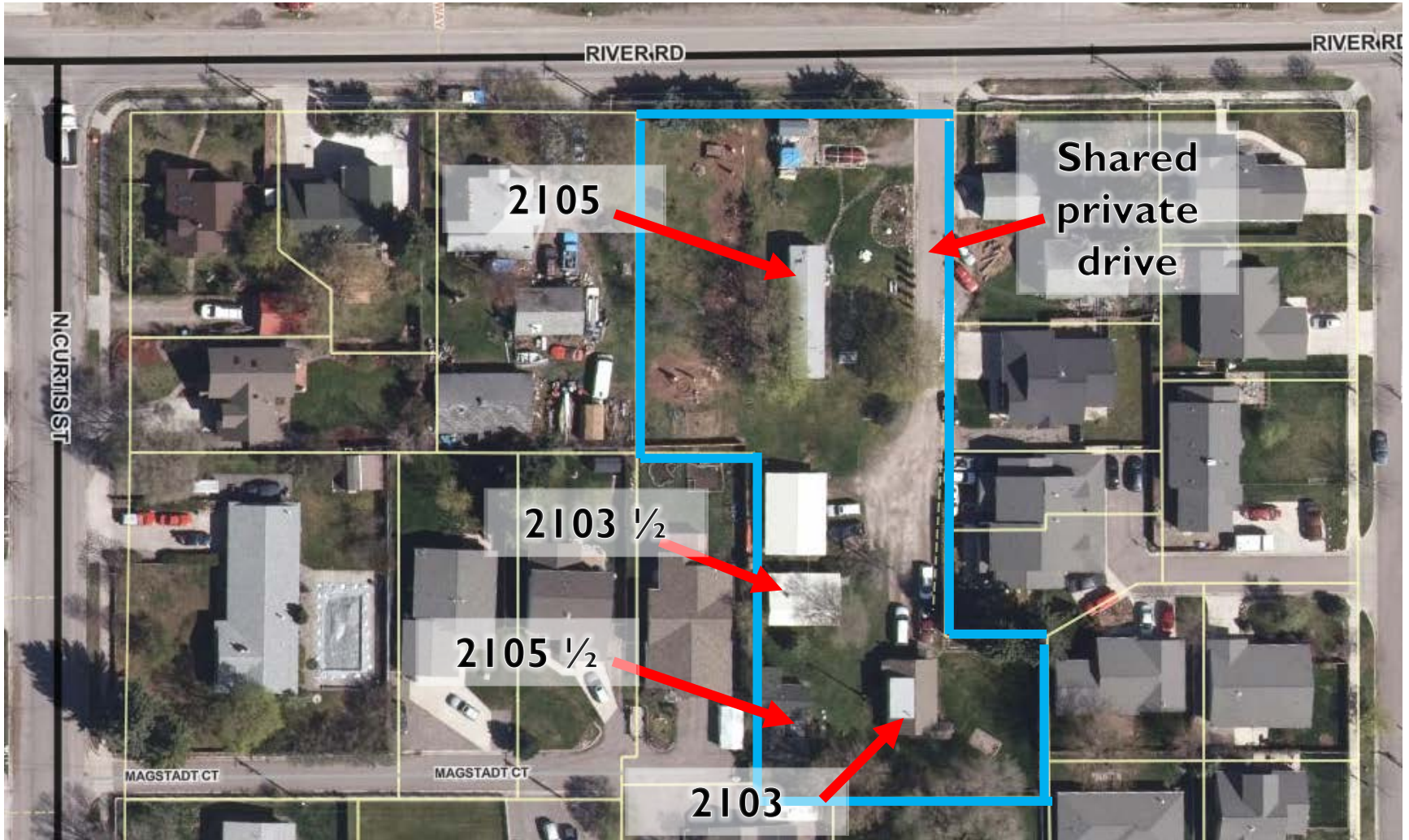
Residential Medium-High Density

Zoning Comparison

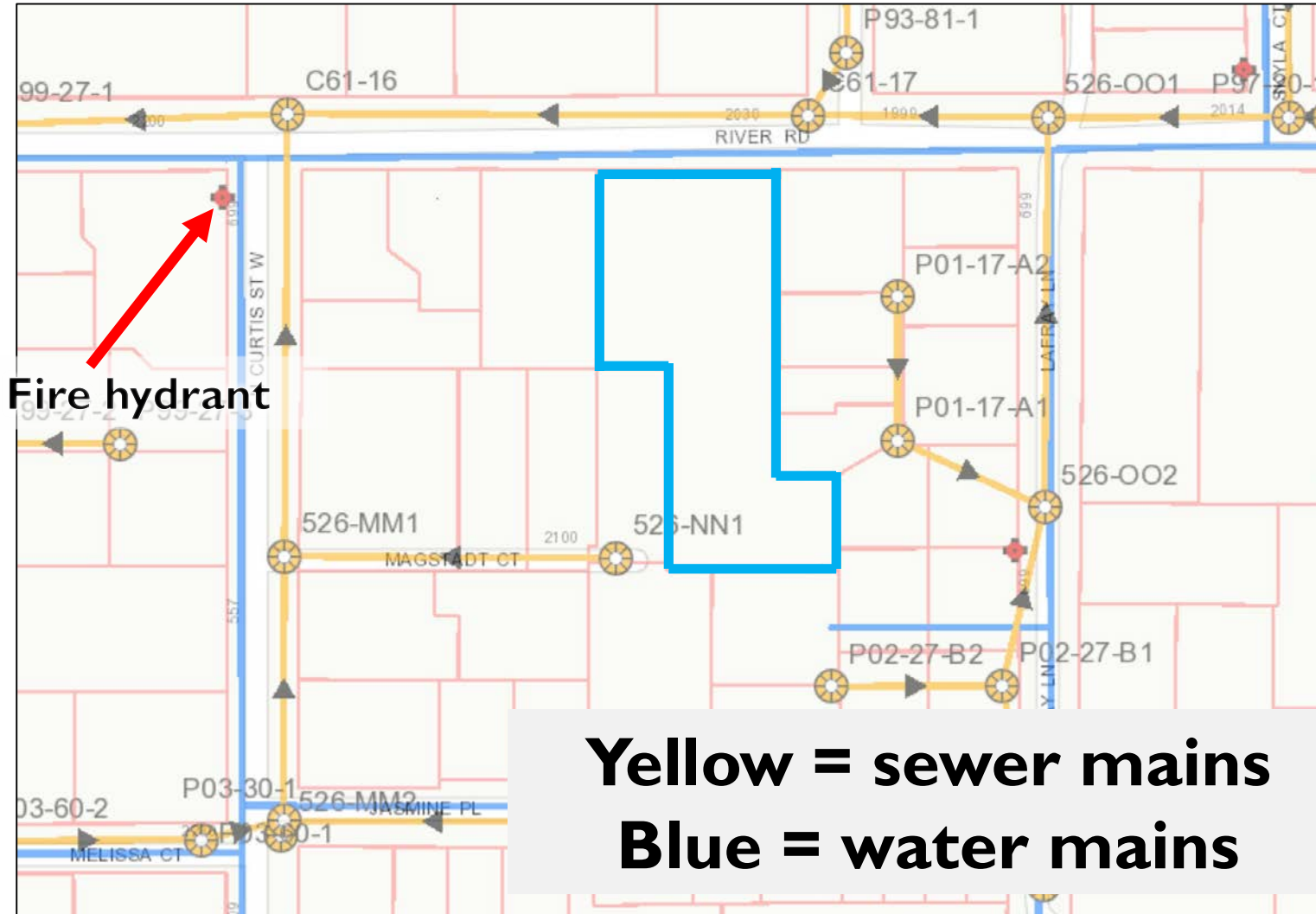


	RT10	RT5.4
Building types	Detached houses, lot line houses, two- and three-unit townhouses	Detached houses, lot line houses, two-unit townhouses
Min. parcel area	10,000	5,400
Area per unit	10,000	5,400
Setbacks	Front/Rear: 20 feet Interior side: 7.5 feet Street side: 10 feet	Front/Rear: 20 feet Interior 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**

Planning Board unanimously recommended approval.

Discussion:

- This rezoning provides some assurance to neighbors about future development due to the limited scope and scale of the zone change.
- Possibility of 3 new homes is reasonable.
- This is a good area for increased density, near the urban core and not on undeveloped farmland.
- Connection to City water and sewer would be beneficial.
- Questions about what would prompt requirements for street improvements and connection to City services.

Approve the adoption of an ordinance to rezone the subject property located at 2103, 2103 ½, 2105, 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, from RT10 (Residential 10 Two-Unit / Townhouse) to RT5.4 (Residential 5.4 Two-Unit / Townhouse) based on the findings of fact in the staff report