



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 17, 2016

Re: 107 & 115 Lynn Street – Rezoning (Case #16-184)

## Executive Summary

Approval of this request would rezone two lots on Lynn Street (totaling 0.48 acres) from C-P (Planned Business District) to R-1 (One-Family Dwelling District).

## Discussion

The applicant proposes to rezone the subject sites (two existing lots) from C-P to R-1 to allow for the development of single-family homes. The existing C-P zoning is the last remnant of an unrealized mortuary development plan that was approved in 1996 and included the intervening lots which are now zoned PUD (Planned Unit Development) and the future home of the Lynn Street Cottages development – a City redevelopment project.

The subject sites, along with several adjoining undeveloped lots on this block, are planned or have already been redeveloped with one-family homes, reinforcing the area's single-family character. While most of the surrounding residential land is zoned R-2 (Two-Family Dwelling District), the predominant housing stock is single-family, and R-1 is more consistent with this land use.

On September 22, 2016, following a brief summary and discussion of the City's affordable housing and infrastructure projects on this block and a question seeking clarification on the appropriateness of rezoning to R-1 instead of R-2, the Planning and Zoning Commission voted 9-0 to support the proposed rezoning. There were no comments from the public on this request.

A copy of the Planning Commission staff report, locator maps, and meeting excerpts are attached.

## Fiscal Impact

Short-Term Impact: No short-term costs are associated with approval of the request.

Long-Term Impact: No long-term costs are associated with approval of the request.



## Vision & Strategic Plan Impact

### Vision Impacts:

Primary Impact: Community Character, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### Strategic Plan Impacts:

Primary Impact: Social Equity, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
5-6-96	Approval rezoning from R-2 to C-P and "R Warrens Children Mortuary Services" development plan (Ord. #014836)

## Suggested Council Action

Approve the requested rezoning from C-P to R-1, as recommended by the Planning and Zoning Commission.