



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 1, 2021

Re: McNary Properties, LLC – Rezoning (Case# 37-2021)

## Executive Summary

Approval of this request would result in the rezoning of 5.92 acres from PD (Planned District) to R-1 (One-Family Residential District). The subject property is located at southeast terminus of Scarborough Drive and is presently undeveloped.

## Discussion

A Civil Group (agent) is requesting, on behalf of McNary Properties, LLC (owner), approval of a rezoning of 5.92 acres located at the east end of Scarborough Drive, from PD (Planned District) to R-1 (One-Family Dwelling). The purpose for the rezoning is to remove the subject acreage from the existing *Cambridge Place PUD* to facilitate development of the property with single-family detached homes. A concurrent request for approval of a preliminary plat (Case #38-2021) depicts the subject acreage being subdivided into 7 single-family lots, plus a tree preservation lot, all accessed off a short extension of Scarborough Drive with a cul-de-sac turnaround.

The subject acreage is the remaining undeveloped portion of the *Cambridge Place PUD* and is located along the southern edge of development. The PUD was approved in 1988 and most currently amended in 2005. The 2005 PUD plan depicted Cambridge Place as a mixture of single-family attached and detached structures and identified the subject acreage as being improved with 29 total dwelling units accessed off of two cul-de-sacs and a loop street. Due to market changes and site constraints, this portion of the development was never final platted, nor developed.

Contextual development would support the rezoning to R-1, as it is exclusively detached single-family. The exception being, the completed portion of the Cambridge Place development. To the south is the Forest Park South development, which is zoned R-1 and is fully built-out. East of the subject site lies another planned district, Bearfield Meadows, developed with single family detached homes. There is undeveloped property immediately to the west of the subject site located within Boone County that is zoned A-2 (Urban Agriculture).

At its January 7, 2021 meeting, the Planning and Zoning Commission held the public hearing on this matter. Following the staff report, Commissioners inquired about justifications for downzoning the property to permit less-dense development. Staff explained that, per the developer, shifts in market demand were a primary precipitating factor for the amendment. Staff further explained that less dense development was seen as appropriate given the



steep slopes on the western end of the site and the fact that the property was not well serviced by other public investments such as parks, schools, or infrastructure.

The applicant was present to answer questions. One public comment was received from a representative of the Cambridge Place Homeowner's Association indicating a majority of HOA members supported the rezoning. After additional discussion, the Commission approved the motion (9-0) to recommend rezoning of the property from PD to R-1.

The Planning and Zoning Commission staff report, locator maps, meeting excerpts, and public correspondence are attached for review.

### Fiscal Impact

Short-Term Impact: None. Expansion or extension of public infrastructure to support the proposed development of the site will be borne by the applicant.

Long-Term Impact: Impacts may include maintenance costs for public infrastructure (roads, water, and sewer), public safety provision, and trash collection. Such costs may or may not be off-set by increased property tax collections and user fees.

### Vision & Strategic Plan Impact

Strategic Plan Impacts:

Primary Impact: Not Applicable, 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
1/20/1998	Ord. 15510: Approved PUD Plan for Cambridge Place

### Suggested Council Action

Approve the rezoning from PD to R-1 as recommended by the Planning and Zoning Commission.