



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 19, 2020

Re: In2Action Eastwood/Lakewood Drive Rezoning (Case #175-2020)

Executive Summary

Approval of this request would rezone approximately 3.22 acres from R-2 (two-family dwelling district) to R-MF (multiple-family dwelling district) of property generally located on the north side of Eastwood Drive and the west side of Lakewood Drive.

Discussion

McClure Engineering (agent) seeks to rezone 3.22 acres owned by their client, In2Action, from R-2 to R-MF. The property is addressed off of Eastwood and Lakewood Drive and has multiple structures with multiple addresses (2513 and 2509 Eastwood Drive and 1401, 1403, 1405 and 1407 Lakewood Drive); 2509 Eastwood Drive is the principle address for the property. In2Action is a non-profit which provides residential transition support to released prisoners. The request is desired to permit the addition of a shared laundry facility, which is a customary accessory use in the R-MF zone. However, should the rezoning be approved, additional redevelopment activities permitted under the R-MF would be possible.

When considering the rezoning request, staff looked at the larger land use pattern of the area, and the current use of the property. The area is mostly residential, with commercial properties within a quarter mile along the Clark Lane frontage. To the east and north is property zoned R-MF, and to the west and south is property zoned R-2, but predominantly improved with single family homes.

There are presently numerous structures on the site, which is considered a non-conformity given the present R-2 zoning and un-subdivided nature of the land. The rezoning action would bestow conformity to the existing structures and, if desired by the owner, permit the placement of additional units on the site possible subject to UDC code compliance.

In2Action's existing business operation model fits within the land use category of a "small group home" and is a permitted in the R-2 zone; however, the numerous one-bedroom units offered on the property do not fit within regulatory standards or intent of the R-2 zone. It should be noted that group homes classified as "small" or "large" are subject to the use-specific standard of Section 29-3.3(g) which require registration and an appearance in keeping with the surrounding area. The R-2 zone only permits "small" group homes whereas the R-MF district permits both "small" and "large" group homes.

Any future additions or redevelopment of the site will be subject to the tree preservation (Chapter 29-4.4), buffering (Table 4.4-4) and neighborhood protection standards (Chapter 29-4.7) in addition to any applicable use specific standards for group homes and multi-family dwelling units. These provisions are designed to mitigate land use incompatibilities and transitions between uses of varying development intensities.

This request was considered by the Planning and Zoning Commission at its September 24, 2020 meeting. Following the staff report several members of the community expressed



concerns with the proposed rezoning. The potential to redevelop the site to its maximum intensity under the R-MF zone was the greatest concern cited. Maximum density on the property was potentially 50 dwelling units provided the large lake on the northern half of the property was filled-in and proposed development met all parking and all other requirements of UDC, The applicant in response to these concerns indicated they did not desire additional units on the property during the public hearing.

Additional public concerns were expressed relating to the group home/transitional living use of the property, when asked by the Planning Commission most speakers indicated the management and scale at which In2Action was presently operated was not objectionable. There however were shared fears of possible expansion of operations in the future. Adjoining and nearby residents also expressed concern about traffic, future redevelopment intensities/density possibilities, unknown persons and crime, lower property values, and potential difficulties in selling their properties in the future should the rezoning be approved. Some comments noted In2Action had positively improved the appearance and upkeep of the properties but hoped for greater communication about such activities.

After extensive discussion with the public, staff, and the applicant, the Planning Commission voted (5-4) to recommend approval of the requested rezoning from R-2 to R-MF.

The Planning Commission staff report, locator maps, meeting excerpts, and public comments are attached.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion are part of the capital budgeting process.

Long-Term Impact: Limited. The subject lot currently has access to public infrastructure.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
	N/A

Suggested Council Action

Approve the requested rezoning from R-2 to R-MF as recommended by the Planning and Zoning Commission.