



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 17, 2023

Re: 704 N. William Street - Rezoning (Case #21-2023)

Executive Summary

Approval of this request will rezone 0.14 acres located at 704 N. William Street, from R-MF (Multi-Family Residential) to R-2 (Two-Family Residential).

Discussion

Crockett Engineering Consultants (agent), on behalf of SBSR Properties, LLC (owners), seeks the rezoning of property addressed as 704 N. William Street that contains 0.14 acres. Rezoning the property from the existing R-MF to R-2 would bring lot into compliance with the definition of a "legal lot" as defined within Section 29-1.11 of the UDC and would permit its redevelopment without the necessity of preparing a subdivision plat.

The applicant has chosen to downzone the vacant parcel (previously improved with a single-family home) instead of platting to avoid reducing the parcel's constrained buildable area. Platting would require the dedication of additional right-of-way and utility easements. Rezoning to R-2 decreases side yard setbacks from 10 feet to six feet, however; given the parcel's constrained lot area just one single-family home is capable of being reconstructed on the site. Staff believes that the requested downzoning is consistent with the Land Use & Growth Management policies of the Comprehensive Plan, which prioritize infill development. While a downzoning may lead to potential negative impacts to neighborhoods, this request will permit redevelopment of the vacant property with a new a single-family dwelling that maintains the desired single-family character of the Benton-Stephens Neighborhood.

The Planning and Zoning Commission considered the permanent zoning request at its December 8, 2022 meeting. Staff presented their report and the applicant's representative gave a brief overview of the request. No one from the public spoke during the public hearing. The Commission moved to approve the requested rezoning, which passed unanimously (7-0).

The Planning and Zoning Commission staff report, locator maps, a zoning exhibit, and meeting minutes are attached.

Fiscal Impact

Short-Term Impact: None anticipated.

Long-Term Impact: None anticipated.



Strategic & Comprehensive 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: Infrastructure, Tertiary Impact: Not Applicable

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the requested R-2 (Two-family Residential) zoning, as recommended by the Planning and Zoning Commission.