



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 15, 2020

Re: 811 North Sixth Street Zoning Map Amendment (Case #90-2020)

## Executive Summary

Approval of this request would rezone 0.06 acres of vacant property located generally 100 feet south of the intersection of Wilkes Boulevard and N. Sixth Street from R-MF to R-2. Such request would confer "legal lot" status upon the parcel and permit its improvement with a single-family dwelling.

## Discussion

Derek Dometorch (member) on behalf of Central Columbia Properties, LLC (owner) requests to rezone approximately 0.06 acres from R-MF (multiple-family dwelling district) to R-2 (two-family dwelling district) to facilitate construction of a single family home on vacant property addressed as 811 N. Sixth Street. The subject lot also is located within the FP-O (flood plain-overlay) district; this action does not impact that designation.

The vacant lot does not meet the definition of a "legal lot" per the Unified Development Code since it is not shown on a recorded plat. The rezoning action would confer such status upon the parcel without the necessity of a platting action which, if pursued, would further reduce the parcel's already constrained development area. The proposed R-2 zoning will permit a larger building envelope and is consistent with the neighboring properties. The surrounding neighborhood is zoned R-MF; however, improved generally with single-family homes. Redevelopment of the subject lot, given it being partially within the floodplain, will require a floodplain development permit.

As noted in the attached staff report, the limiting redevelopment factors for this site are its current size and that it is not being considered a "legal lot" by the UDC. Facilitating development of this parcel would coincide with the Comprehensive Plan's Land Use and Growth Management policies to prioritize infill development by making a small lot developable. Given the area of the lot it is only possible to have the site redeveloped as a single-family dwelling – no duplex construction would be permitted.

The Planning and Zoning Commission considered this request at their June 4, 2020 meeting. Staff made its presentation and there was no public input. A single written public comment was provided indicating support for the rezoning and requested that the historical setbacks be allowed with future development. Commissioners inquired of this request and staff responded that pursuant to the UDC such an action was only permitted upon approval of Board of Adjustment variance. Following Commission discussion, a motion was made to approve the request which received a vote of 8-0 in favor.



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

## Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Limited and may include public infrastructure maintenance for roads and sewers as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

Primary Impact: Social Equity, Secondary Impact: Economy, 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
N/A	N/A

## Suggested Council Action

Approve the requested rezoning to R-2 (Two-family Dwelling) as recommended by the Planning and Zoning Commission.