



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 15, 2019

Re: 4421 McKee Street – Rezoning (Case 142-2019)

## Executive Summary

Approval of this request would result in the rezoning of 0.85 acres of land, located on the northwest corner of Clark Lane and McKee Street, from R-2 (Two Family Dwelling) to R-MF (Multiple Family Dwelling).

## Discussion

The applicants are seeking to rezone their property at the northwest corner of Clark Lane and McKee Street from R-2 (Two-Family Dwelling) district to R-MF (Multiple Family Dwelling). The applicants wish to pursue the rezoning in response to a market need they believe exists for one-bedroom units.

To the north of the subject site, on McKee Street, are two PUD zoned parcels with approved development densities of 7 dwelling units/acre and 6.6 du/ac, respectively. The 7 du/ac development, McKee Estates PUD Plan and Preliminary Plat (2000), was approved for 33 units, but never built. The PUD plan has expired, but the zoning entitlement remains effective. The 6.6 du/ac development, McKee Street PUD (2011), was approved for 12 units and has been constructed.

In evaluating the appropriateness of this request, staff reviewed the density impacts it may create upon the surrounding area as well as its location. The applicant's planned eight one-bedroom units would have a smaller impact than the combined impact of the two approved PUD plans which could yield as many as 45 multi-bedroom dwelling units.

Based on this and given the size of the parcel, if rezoned, it could be improved with up to 14 total units (56 bedrooms). Conversely, if developed in accordance with the existing R-2 zoning and developed with duplexes it could realistically yield as many as 4 duplex lots (8 total units) with a maximum of 32 bedrooms. Either scenario would still yield fewer dwelling units than the combined existing approved PUD zoned developments.

The location of the subject site, on the edge of the R-2 neighborhood at the intersection of McKee and Clark, is within 500-feet of the major intersection of Ballenger and Clark. The site is significantly different than the location of the two approved PUD developments. The approved PUD developments are centrally located within the R-2 neighborhood, approximately 1000 feet north of the intersection locations. Staff believes that the subject site's location makes it better suited for multi-family development than the approved sites to the north and would be consistent with the goals and objectives contained within the



Comprehensive Plan regarding placement of higher density development at nodal locations.

At its June 20, 2019 meeting, the Planning and Zoning Commission held the public hearing on this matter. Following the staff report, Commissioners asked questions about parking, density, and buffering. The applicant's agent gave a presentation and answered Commission questions. One member of the public spoke and expressed concern about traffic, impervious surfaces, trash, and density concerns since the proposal was not a PD.

Following public comment there was Commission discussion relating to density and the appropriateness of the requested change given the land use context. Follow such discussion the Commission voted 4-3 (two absent) in favor of the request.

A copy of the Planning and Zoning Commission staff report, locator maps, public correspondence, and meeting excerpts are attached for review.

### Fiscal Impact

Short-Term Impact: None anticipated within the next two years.

Long-Term Impact: None anticipated.

### Vision & Strategic 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: Infrastructure, Tertiary Impact: Not Applicable

### Legislative History

Date	Action
N/A	N/A

### Suggested Council Action

Approve the rezoning as recommended (4-3) by the Planning and Zoning Commission.