

- RS-3 district and would not preclude access to a potential higher intensity use from an arterial street, or
- The proposed R-2, RS-2, or RS-3 zoning is part of a planned unit development with attention given to screening and buffering the single-family uses from potential higher intensity use.

While there is R-2 and RS-3 zoning a short distance to the east, it is not adjacent to the property associated with BAZ-2027. Since single-family detached is a permitted use in the RD, and since RD zoning is considered to be in conformance with the Comprehensive Plan, applicant has submitted a request to change the zoning from A-1 to RD with the desire to split the property into two lots and construct one single-family detached structure on each lot.

The existing parcel was created in 2017 as part of BAZ-2015 that split a 14.02 parcel into two lots. As part of the lot split process, right-of-way and utility easements were dedicated along Olive Avenue and Jasper Street in accordance with the Subdivision Regulations for the entire 14.02 acres.

The Future Development Guide of the Comprehensive Plan shows the site to be designated as a Level 3. The RD zoning being requested is considered to be in accordance with the Comprehensive Plan in Level 3.

BAZ-2027 was reviewed by the Planning Commission on May 23, 2019. During the Public Hearing portion of the rezoning request, no one spoke regarding this item. Staff had recommended that BAZ-2027 be approved subject to the property being platted. The platting requirement would apply only if the property were to have duplex or single-family attached units. Staff recommended that platting be waived for instances where a lot split is submitted that divides the property into only two lots. However, on the warranty deeds associated with the lot split, it shall specifically state that on each warranty deed that the property can only be used for one single-family-detached residence. The Planning Commission recommended approval (4-0) of BAZ-2027 as per Staff recommendation.

Cost: \$0

Funding Source: None

Requested By: Larry R. Curtis, Acting Director of Development Services

Approved By: City Manager Office

Attachments: Published Planning Commission Fact Sheet
Case map
Aerial
Comprehensive Plan
Conceptual site plan and floor plan for proposed single-family structure
Letter sent by applicant to surrounding property owners

Recommendation:

Approve BAZ-2027 as recommended by Planning Commission and Staff.