



Memorandum

TO: Mayor and City Council

THROUGH: Karolyn Kent, Assistant City Manager

FROM: Christine Zielonka, Development Services Director
John Wesley, Planning Director

SUBJECT: Case ZON18-00689, rezoning from LI-PAD to RM-2-PAD-AF for a multi-residential development; and site plan review

DATE: January 28, 2019

This case involve an approximately 9-acre tract located on the east side of Power north of Elliot. The proposed development would change the zoning from LI, Light Industrial, to RM-2-PAD to allow for the development of a “residential casita” multi-residence community.

Staff has recommended denial of the request based on the General Plan, Gateway sub-area plan, the lack of connectivity of this site to adjacent development to create a long-term viable neighborhood, and the recent activity in the Elliot Road corridor. The Planning and Zoning Board agreed with the staff recommendation and has forwarded a concurrent recommendation for denial of this request. The Planning and Zoning Board cited the need to maintain employment areas and the fact this property is located within one of the newly designated Federal Opportunity Zones as reasons to retain the current zoning designation.

Because the property in question is at the border between the Neighborhood and Employment character areas designated along this section of Power Road and this property could be developed for multi-residence uses without significantly impacting the remainder of the property to the south, an ordinance has been submitted for consideration should the Council determine the requested change is appropriate. The ordinance has standard conditions of approval.