



Council Communication

Office of the City Manager

Date

September 22, 2008

Agenda Item No. 48
Roll Call No. 08-
Communication No. 08-579
Submitted by: Larry Hulse, Community
Development Director

AGENDA HEADING:

Council-initiated request to rezone a portion of River Bend Neighborhood Area from “R-3” (Multiple Family Residential) and “M-1” (Light Industrial) to “R1-60” (One-Family Low-Density Residential).

SYNOPSIS:

On August 21, 2008 the Plan and Zoning Commission recommended approval of a Council-initiated request (Roll Call 08-1275) to rezone a portion of the River Bend Neighborhood from “R-3” Multiple Family Residential District and “M-1” Light Industrial District to “R1-60” One-Family Low-Density Residential District. The attached letter provides a synopsis of the discussion from the Plan and Zoning Commission meeting.

FISCAL IMPACT: NONE

Amount: N/A

Funding Source: N/A

ADDITIONAL INFORMATION:

Staff has received multiple requests to have individual properties removed from the rezoning. They are as follows:

- 1233 7th Street— The existing duplex on the subject property was originally built as a two-family dwelling. The lot width of 50-feet does not conform to the “R-3” District regulations so the property is currently legal non-conforming. Since the property was originally built as a two-family dwelling, staff recommends that the property be rezoned to a limited R-3 multiple-family residential district that restricts use of the property to either a single-family or two-family dwelling. The property owners will need to sign a letter of zoning acceptance for the limited rezoning. Use of the property would continue to be legal non-conforming under the proposed zoning.
- 1243 7th Street—The existing duplex conforms with the “R-3” District regulations. Because the property was converted to a duplex after December 31, 1996, it would become a non-conforming use in the “R1-60” District. Staff recommends this property be removed from the proposed rezoning and remain in the “R-3” District.

- 1310 7th Street – The building was originally constructed as a single-family dwelling but has historically been utilized for the Catholic Worker House. The lot area of 9,975 square feet does not conform to the “R-3” District regulations so the property is currently legal non-conforming. Since the building was originally constructed as a single-family dwelling, staff recommends that the property be rezoned to R1-60. Use of the property would continue to be legal non-conforming under the proposed zoning
- 713 Indiana Avenue – The building was originally constructed as a single-family dwelling. The lot width of 56 feet and lot area of 2,835 square feet do not conform to the “R-3” District regulations so the property is currently legal non-conforming. Since the property was originally constructed as a single-family dwelling, staff recommends that the property be rezoned to R1-60. Use of the property would continue to be legal non-conforming under the proposed zoning.
- 1301 8th Street – The building was originally constructed as a single-family dwelling. The lot width of 50 feet and lot area of 3,750 square feet do not conform to the “R-3” District regulations so the property is currently legal non-conforming. Since the property was originally constructed as a single-family dwelling, staff recommends that the property be rezoned to R1-60. Use of the property would continue to be legal non-conforming under the proposed zoning.
- 1317 8th Street - The building was originally constructed as a single-family dwelling. The lot width of 50 feet does not conform to the “R-3” District regulations so the property is currently legal non-conforming. Since the property was originally constructed as a single-family dwelling, staff recommends that the property be rezoned to R1-60. Use of the property would continue to be legal non-conforming under the proposed zoning.
- 1804 Arlington Avenue— The existing duplex conforms with the “R-3” District regulations. Because the property was converted to a duplex after December 31, 1996, it would become a non-conforming use in the “R1-60” District. Staff recommends this property be removed from the proposed rezoning and remain in the “R-3” District.

PREVIOUS COUNCIL ACTION(S):

Date: September 8, 2008

Roll Call Number: 08-1580

Action: On Council-initiated request to rezone a portion of Riverbend Neighborhood Area from “R-3” (Multiple Family Residential) and “M-1” (Light Industrial) to “R1-60” (One-Family Low-Density Residential), (9-22-08). Moved by Vlassis to adopt. Motion Carried 7-0.

Date: July 14, 2008

Roll Call Number: 08-1275

Action: Resolution initiating the rezoning of a portion of the River Bend Neighborhood to R1-60 (One-Family Low-Density Residential). (Council Communication No. 08-418) Moved by Vlassis to adopt. Motion Carried 7-0.

Date: April 21, 2008

Roll Call Number: 08-697

Action: From Council Member Tom Vlassis to discuss Riverbend down-zoning to R-1. Moved by Vlassis to refer to the City Manager and City Attorney to work with the Riverbend Neighborhood Association regarding the down-zoning. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Date: August 21, 2008

Roll Call Number: N/A

Action: The Plan and Zoning Commission recommended approval of a Council-initiated request (Roll Call 08-1275) to rezone a portion of the River Bend Neighborhood from “R-3” Multiple Family Residential District and “M-1” Light Industrial District to “R1-60” One-Family Low-Density Residential District.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Second and Final considerations of the proposed rezoning ordinance.

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