

Public Hearing 1: General Rezoning: 910 South 8th Street (Z-3-326).

Mr. Todd Rademacher, Planner II, presented an overview of the request for a general district rezoning of the property containing 0.125 acres +/- located at 910 South 8th Street from R-5, Medium-density mixed residential district to UMX, Urban Mixed-Use District.

Staff noted:

- Surrounding land uses include:
 - Mixed-use development under construction to the north
 - Vacant parcels nearby
 - Existing townhome development across the street
- The parcel is located within a Neighborhood Scale Area of Opportunity and a Neighborhood Node is identified at the intersection of 8th Street and Dawson Street on the Comprehensive Plan growth strategy map.
- The area supports mixed-use development and higher density along transit corridors.
- The current zoning limits the ability to develop the site to any single-dwelling residential use.
- UMX zoning would allow for more intensive development.

Commission members asked clarifying questions related to:

- The adjacent mixed-use project currently under construction
- The potential number of residential units that could be built on the subject lot under UMX zoning.
- Parking standards and limitations due to the area and size of the parcel.

The applicant, Cindee Wolf provided a brief presentation which focused on the size and potential uses of the subject site. She explained the following:

- The owners also control the adjacent mixed-use project now under construction.
- The intention is to combine the parcels once development is complete and the subject lot will serve primarily as parking or support space.
- The parcel is too narrow for independent development.
- Rezoning will align zoning boundaries found along the Dawson Street corridor.

There was additional discussion regarding the parking requirements and the required buffer between UMX and residential zoning.

Chairman Lennon opened the public hearing after each Commissioner had concluded their questions. The public hearing was closed as no one was present to speak on the proposed request. He confirmed that staff had only received one comment through the online portal.

Commissioners discussed the proposed request and expressed support due to:

- Appropriateness of zoning for size of the subject site
- Limited development potential
- Proposed use for parking
- Required buffer will be discussed during the TRC process

Motion and Vote

Commissioner Collier MOVED to recommend approval of the proposed request as presented. The motion was SECONDED by Commissioner Pollock and PASSED by a vote of 4-0.

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