



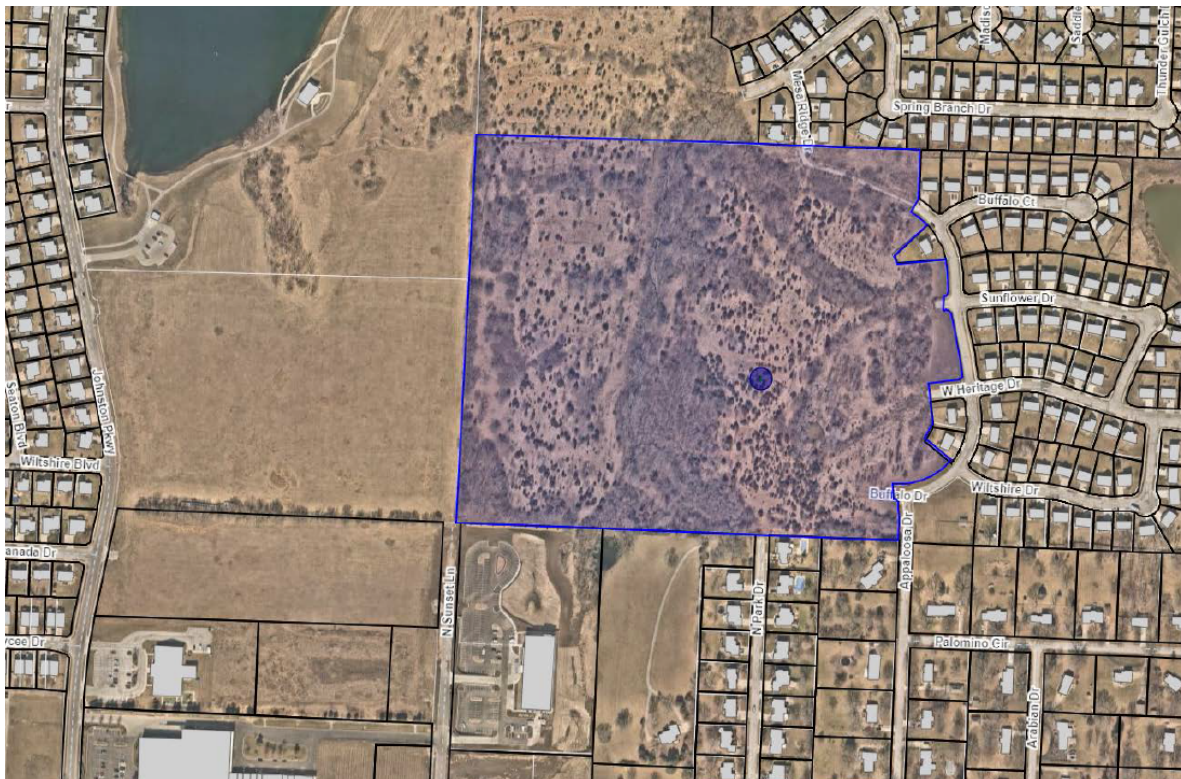
To: City Council
From: Planning and Zoning Commission
Date: October 11, 2021
Re: Case #21021 Madison Valley Phase 2 - Rezoning R-1 to R-1.5

GENERAL INFORMATION

Applicant: Tony Ward
Blue Springs Safety Storage South, LLC
1120 NW Eagle Ridge Blvd.
Grain Valley, MO 64029

Requested Action: Request to reclassify the zoning of 46 acres from "R-1" Single-Family District to "R-1.5" Single-Family District

Property Location: Generally located north of 58 Highway, west of North Madison Street



Site photographs:



View looking north from Park Drive



View looking south from Mesa Ridge Drive



View looking north from Buffalo Drive



View looking west from Sunflower Drive



View looking west from Heritage Drive

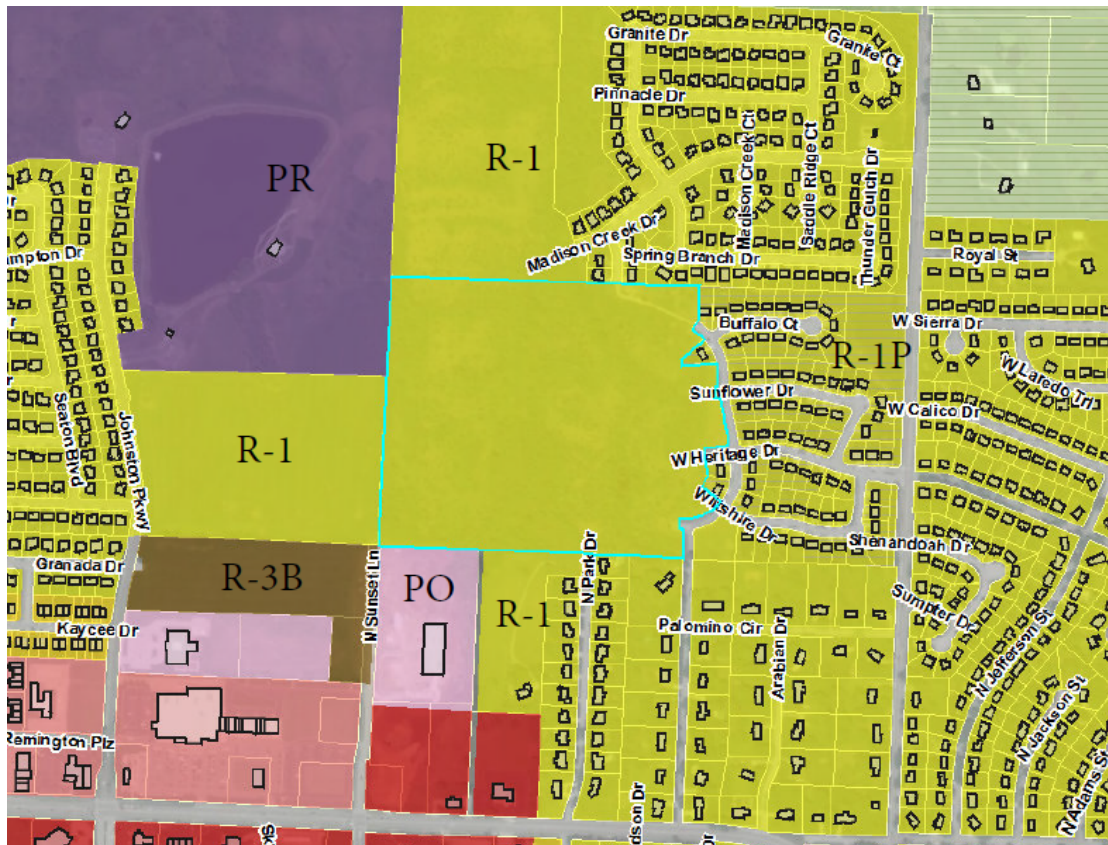


View looking west from Wiltshire Drive



View looking north at future Sunset Lane location

Existing Zoning: “R-1” Single-Family Residential District



North: R-1 (Single Family Residential)
East: R-1P (Single Family Residential Planned)
South: R-1 & PO (Single Family Residential & Professional Office)
West: R-1 & PR (Single Family Residential & Parks, Recreation and Public Use)

Growth Management Plan: The Future Land Use Map of the current Growth Management Plan designates this property as appropriate for Low Density Residential.

Major Street Plan: The Major Thoroughfare Plan Map classifies Sunset Lane as a Minor Collector.

Legal Description:

A TRACT OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 46 NORTH, RANGE 32 WEST, IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTH HALF; THENCE ALONG THE WEST LINE OF SAID NORTH HALF, SOUTH 02°56'15" WEST, 19.59 FEET TO THE POINT OF BEGINNING; THENCE ALONG A LINE 19.59 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID NORTH HALF, A PORTION OF SAID LINE BEING THE SOUTH LINE OF MADISON CREEK THIRD PLAT, LOTS 104 THRU 149 AND TRACT E, A SUBDIVISION OF LAND AS RECORDED AT THE CASS COUNTY RECORDER OF DEEDS OFFICE, SOUTH 87°54'20" EAST, 1480.39 FEET TO THE NORTHWEST CORNER OF MADISON VALLEY FIRST PLAT, A SUBDIVISION OF LAND AS RECORDED AT THE CASS COUNTY RECORDER OF DEEDS OFFICE; THENCE ALONG THE WEST LINE OF SAID MADISON VALLEY FIRST PLAT THE FOLLOWING 26 COURSES; THENCE SOUTH 02°06'10" WEST, 164.15 FEET; THENCE SOUTH 31°05'35" WEST, 50.00 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 58°54'25" EAST, A RADIUS OF 255.00 FEET, AN ARC LENGTH OF 72.08 FEET; THENCE SOUTH 47°17'20" WEST, 150.05 FEET; THENCE SOUTH 20°47'09" EAST, 28.87 FEET; THENCE NORTH 85°07'17" EAST, 161.56 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 13°06'01" EAST, A RADIUS OF 255.00 FEET, AN ARC LENGTH OF 46.55 FEET; THENCE SOUTH 02°41'20" EAST, 59.20 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.98 FEET; THENCE SOUTH 04°56'45" EAST, 50.00 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 85°07'16" EAST, A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.80 FEET; THENCE ALONG A REVERSE CURVE, HAVING A RADIUS OF 775.00 FEET, AN ARC LENGTH OF 60.63 FEET; THENCE SOUTH 12°15'47" EAST, OF 51.15 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 975.00 FEET, AN ARC LENGTH OF 93.84 FEET; THENCE SOUTH 06°44'55" EAST, 8.92 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET; THENCE SOUTH 83°15'05" WEST, 101.08 FEET; THENCE SOUTH 06°44'55" EAST, 133.84 FEET; THENCE SOUTH 29°02'49" WEST, 56.36 FEET; THENCE SOUTH 50°24'46" EAST, 115.00 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 39°35'14" WEST, A RADIUS OF 225.00 FEET AN ARC LENGTH OF 209.22 FEET; THENCE SOUTH 02°51'53" WEST, 50.00 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 87°08'53" EAST, A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 21.49 FEET; THENCE SOUTH 05°03'48" EAST, 22.14 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 375.00 FEET, AN ARC LENGTH OF 49.10 FEET; THENCE SOUTH 02°26'16" WEST, 45.84 FEET TO THE SOUTH LINE OF THE NORTH HALF, ALSO BEING THE NORTHEAST CORNER OF LOT 29, BRIDLECROFT LOTS 24 THRU 36, A SUBDIVISION OF LAND AS RECORDED AT THE CASS COUNTY RECORDER OF DEEDS OFFICE; THENCE ALONG THE SOUTH LINE OF SAID NORTH HALF, ALSO BEING THE NORTH LINE OF SAID BRIDLECROFT, THE NORTH LINE OF WEDGEWOOD PLACE, WEDGEWOOD MEADOWS & THE SECOND REPLAT OF KIRBY ESTATES, ALL BEING SUBDIVISIONS OF LAND AS RECORDED AT THE CASS COUNTY, RECORDER OF DEEDS OFFICE, NORTH 87°34'38" WEST, 1477.67 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF; THENCE ALONG THE WEST LINE OF SAID NORTH HALF, NORTH 02°56'15" EAST, 1301.12 FEET, TO THE POINT OF BEGINNING AND CONTAINS 46.26 ACRES, MORE OR LESS.

Advertisement: August 19, 2021 **Journal** newspaper
September 9, 2021 **Journal** newspaper

Public Hearing: September 7, 2021 Planning Commission meeting
September 27, 2021 City Council

Items of Record: **Exhibit 1. Mailed Notices to Adjoining Property Owners**
Exhibit 2. Notice of Publication in Newspaper
Exhibit 3. Unified Development Code
Exhibit 4. Application
Exhibit 5. Growth Management Plan
Exhibit 6. Staff Report
Exhibit 7. Lot Size Analysis - Applicant handout
Additional exhibits as presented during hearing

REQUEST

Applicant is requesting to reclassify the zoning of 46.26 acres from the existing “R-1” Single-Family Residential District classification to “R-1.5” Single-Family Residential District classification.

REZONING REQUIREMENTS

Chapter 470: Development Review Procedures outlines the applicable requirements for **Zoning Map amendments**.

Section 470.020 (B) states:

“Zoning Map amendments may be initiated by the City Council, the Planning and Zoning Commission or upon application by the owner(s) of a property proposed to be affected.”

Section 470.010 (E) requires that an informational notice be mailed and “good neighbor” meeting be held.

Section 470.020 (F) requires that a public hearing be held by the Planning and Zoning Commission and the City Council. The Planning and Zoning Commission will submit a recommendation to the City Council upon conclusion of the public hearing.

Section 470.020 (G) outlines eleven findings of fact that the Planning and Zoning Commission and City Council must take into consideration in its deliberation of the request.

PREVIOUS PLANNING ACTIONS ON OR NEAR THE PROPERTY

1. The subject property was rezoned from “A” Agricultural District to “R-1” Single Family Residential District on April 9, 2001.
2. The Hawthorne Ridge Preliminary Plat was approved for the subject property on April 23, 2001. The Preliminary Plat proposed 190 lots on 71 acres. The preliminary plat expired on April 23, 2002 due to no final plat application ever being approved.

3. A request to reclassify the zoning of a portion of the subject property from R-1 to “R-3P” Multiple-Family Dwelling Planned District was withdrawn by the property owner in March of 2004.
4. The Preliminary Plat for Madison Valley Subdivision was initially approved on September 27, 2004. The plat contained 202 single-family lots. The preliminary plat expired on October 10, 2014.
5. The Madison Valley 1st Final Plat was approved on October 10, 2005. The 1st plat was constructed and contained 75 lots.
6. In 2009 an application was filed to reclassify the north half of the 1st plat area from R-1 to “R-2” Single and Two-Family Residential District. The application was withdrawn on April 20, 2009.
7. On June 10, 2013 the City approved the reclassification of zoning of 65 of the lots in 1st Final Plat area from R-1 to “R-1P” Single-Family Residential Planned District. The rezoning modified the side yard setback requirement from a minimum of ten feet down to ten percent of the lot width, with a minimum setback of five feet.

GOOD NEIGHBOR INFORMATIONAL MEETING COMMENTS

There were two Good Neighbor meetings held. All adjacent property owners within 185 feet of the proposed development were not properly notified of the first meeting held on August 4, 2021. The meeting was still held for those residents in attendance. After the August 4 meeting, notices were sent to all property owners within 185 feet of the proposed development for the official Good Neighbor meeting held on August 18, 2021.

August 4, 2021 meeting:

Project Engineer Toby Williams made the presentation and answered questions. Development Services Director Jim Cadoret represented City staff. The comments below provide a summary of the meeting:

Toby Williams began the meeting by briefly explaining the project. Mr. Williams indicated the initial preliminary plat for the development has expired. The new developer is trying to get the overall layout to work. The stream buffer requirement reduces the area of the property that can be developed.

Attendees at the August 4 meeting had the following questions regarding the project:

Q: Will there be stormwater detention? Yes, there are four detention pond areas included in the development.

Q: Is this a financially viable project? Yes. The developer will be the builder of all lots in the subdivision.

Q: What does the City gain from this development? I do not see any amenities.

The City will gain the property tax revenue from the new homes constructed. This is an infill development that will provide connectivity between subdivisions and between Madison Street and Sunset Lane.

Q: What are the minimum home sizes proposed? 1,800 - 2,000 square feet, similar to the existing homes in Madison Valley.

Q: Who is the developer? Ward Development out of Grain Valley.

Q: What is the requirement for access? We do not want our street to be a thoroughfare. City is requiring connection to Park Drive and to Mesa Ridge Drive. City is allowing only one crossing of the creek and one connection to Sunset Lane..

Q: What will be the construction traffic route? Initially the route will be set off North Madison Street.

Q: Is a “T” intersection at Park an option? It is an option to have Park Drive intersect and stop at the first street to the north within the new plat.

Q: Where has the developer built before? The developer completed the undeveloped lots in Madison Valley. The developer has also built homes in Grain Valley.

Q: Will the lots be for sale to individuals or to a corporation or LLC? The developer will retain ownership of all of the lots and intend to sell the homes to individual homeowners.

Q: What will be the size of the homes? 2,000 to 3,000 square feet in size. There will be a mixture of reverse, walkouts, 1-story and 2-story homes.

Q: What will the homes sell for? What the market will bear.

Q: Existing homeowners in Madison Valley do not want an HOA? Will an HOA be required? Existing lot owners in Madison Valley would have to vote on and agree to be part of an HOA.

Q: What is the impact on the school system? The school district has been aware of the potential development and completion of Madison Valley for many years and have planned on its completion.

Q: Is any mitigation necessary for the existing pond on the property? A determination will need to be made if the pond is a regulated pond or not.

Q: Is there a difference between the Clover & Hive homes and what is being proposed in Madison Valley? The Clover and Hive homes are on 40-foot wide lots. These lots are wider and the homes will be larger.

Q: Will there be a bridge over the creek? There will be a culvert for the stream crossing.

Q: Can the City require a 2nd stream crossing and connection to Sunset Lane? It is best to limit the number of stream crossings and the City has indicated one crossing is adequate here. Sunset Lane is a minor collector and access to the road needs to be limited.

August 18, 2021 meeting:

Developer representative Bryan Rahn and Project Engineer Toby Williams made the presentation and answered questions. Development Services Director Jim Cadoret represented City staff. The comments below provide a summary of the meeting:

Bryan Rahn began the meeting by briefly talking about the developer and previous developments completed.

Attendees at the August 18 meeting had the following questions regarding the project:

Q: Who are you? Bryan Rahn, representing Countryclub Homes, which is a subsidiary of the property owner Blue Springs Safety Storage South, LLC.

Q: Will you be the only builder? Yes.

Q: What is your role? I am the project manager.

Q: Have you done any work within the City of Raymore? Yes, we finished the bulk of the homes in Madison Valley.

Q: Who is Blue Springs Safety Storage South? It is an LLC subsidiary of Ward Homes. We have been building homes since 1979.

Q: Will lots be sold to anyone else? No, we will be the only builder and will not be selling any lots.

Q: What happens if the City doesn't approve the rezoning to R-1.5? It becomes a financial decision on whether we can make a development work on the property.

Q: When you purchased the property you knew it was zoned R-1. Why subject the neighbors to the R-1.5? We were going through the process of determining the impact of the City Codes on developing the property. We need X number of lots to make this a viable project. Not everyone can afford homes on larger lots. There is a market for affordable homes and the smaller lots allow us to meet that need.

Q: Will these be speculative homes? Yes, we are not a custom home builder.

Q: Will you blitz build all of the homes in one phase? Our intention is to go down a street and build on each lot.

Q: Did the City assure you that the R-1.5 zoning would be approved? No. We have been discussing with the City staff the utilities to the site and requirements for stormwater control.

Q: What is your plan B? We do not have a plan B but we would work with the City to determine what works best.

Q: How does this development benefit us as neighbors? It probably doesn't benefit you. It benefits the City by providing a variety of homes and prices. Families can still afford to live in Raymore. We think it is good for Raymore to grow.

Q: Can you show how many of the lots meet the R-1 requirements? We did not create a map. The average lot size proposed is 8,269 square feet. Approximately 40% of the lots will remain R-1 sized lots.

Q: Why can't the lots be the same size as the lots to the south? It is not financially viable to create half-acre sized lots.

Q: Is there any consideration for making the lots along the south property line bigger to match the lots to the south? City Code will require a 25 foot buffer between the proposed lots and the existing lots.

Q: Which houses did you build in Madison Valley? We built homes on the undeveloped lots that remained in the subdivision. Our home plans are available on our website.

Q: What is the minimum square footage of the homes? 2,000 square feet, which is a 4 bedroom/2 or 3 bath home. Our 2-story plan would have an unfinished basement. The other plans have a finished basement. We use granite countertops and have stone on the front of the homes.

Q: What will be the starting price for the homes? \$300,000

Q: Is a fence or wall required as part of the berm in the buffer? No, only plantings are required.

Q: Will the HOA be for the new phase only? Yes. And the berm will be located in a common area tract maintained by the HOA.

Q: If approved, can the final product look different than what is approved? We are currently seeking preliminary approval. There may be minor changes made once engineering plans are prepared.

Q: When will Sunset Lane be constructed? Currently scheduled for 2022.

Q: How will the property be marketed? Since we develop the lots and build the homes, there will initially be limited marketing. Once homes are completed, marketing will occur as needed.

Q: When will the project commence construction? If the rezoning and preliminary plat are approved by October then we can start engineering drawings. Would not expect any home construction to commence until summer of 2022.

Q: Can a second street connection be made to Sunset Lane? City will dictate the connection points we are allowed to Sunset Lane.

Q: Who decides where the construction access will be? The City.

Q: Can phase 3 be constructed before phase 2? Possibly, but cannot answer that tonight. Answer depends on how phase 2 and 3 will be provided utility connections.

STAFF COMMENTS

1. The property has been zoned “R-1” Single-Family Residential Planned District since April 9, 2001.
2. The R-1.5 District was created as part of the adoption of the Unified Development Code. Currently there are no properties located within the City with the R-1.5 designation.
3. The purpose of the R-1.5 District is to accommodate low-density residential development and limited institutional uses compatible with surrounding residential neighborhoods, with slightly smaller lot sizes and higher density than the R-1 Single-Family District.
4. The uses permitted in the R-1 and the R-1.5 district are the same. “P” are permitted uses; “S” are permitted uses with special conditions; “C” requires a conditional use permit; “-” are prohibited uses. The uses allowed are as follows:

Use	R-1	R-1.5	Use Standard
RESIDENTIAL USES			
Household Living			
Single-family Dwelling, Detached (conventional)	P	P	
Manufactured Home Residential – Design	S	S	Section 420.010D
Single-family Dwelling, Attached	–	–	Section 420.010A
Two-family Dwelling (Duplex)	–	–	
Multi-family Dwelling (3+ units)	–	–	Section 420.010A
Apartment Community	–	–	Section 420.010A
Cluster Residential Development	S	S	Section 420.010B
Manufactured Home Park	–	–	Section 420.010C
Employee Living Quarters	–	–	
Accessory Dwelling, Attached	S	S	Section 420.050E
Accessory Dwelling, Detached	S	S	Section 420.050E
Group Living			
Assisted Living	–	–	
Group Home	S	S	Section 420.010E
Nursing Care Facility	–	–	
Transitional Living	–	–	
Group Living Not Otherwise Classified	C	C	
PUBLIC AND CIVIC USES			
Cultural Exhibit or Library	C	C	
Government Buildings and Properties	C	C	
Place of Public Assembly	C	C	
Public Safety Services	C	C	
Religious Assembly	P	P	

Use	R-1	R-1.5	Use Standard
School	P	P	
Utilities			
Major	C	C	
Minor	P	P	
COMMERCIAL USES			
Animal Services			
Kennel	–	–	Section 420.030E

Day Care			
Day Care Home	S	S	Section 420.030C
Entertainment and Spectator Sports			
Indoor	–	–	
Outdoor	–	–	
Funeral and Interment Services			
Cemetery	C	C	
Funeral Home	–	–	
Lodging			
Bed and Breakfast	–	–	Section 420.030H
Medical Marijuana Cultivation Facility	–	–	Section 420.030N
Sports and Recreation, Participant			
Outdoor	C	C	
Indoor	–	–	
OTHER USES			
Accessory Uses	S	S	Section 420.050
Agricultural Uses			
Farming	–	–	
Boarding Stables and Riding Schools	–	–	Section 420.040A
Home Occupation	S	S	Section 420.040B
Parking			
Accessory Parking	P	P	
Wireless Communication Facility			Section 420.040C
Colocated	S	S	

5. The development standards for the existing R-1 and the proposed R-1.5 district are shown below:

	R-1	R-1.5
Minimum Lot Area (square feet)	8,400	6,500
Minimum Lot Width (feet)	70	60
Minimum Lot Depth (feet)	100	100
Yards, Minimum (feet)		
front	30	30
rear	30	30
side	10	7.5
side, exterior	30	15
Maximum Building Height (feet)	35	35
Maximum Building Coverage (%)	30	40

6. The subdivision adjacency requirements of the Unified Development Code state that if the median lot area per dwelling unit of proposed lots is less than 75% of the median lot of the adjacent existing platted lots that the requirements for subdivision adjacency, as outlined below, apply.

F. Subdivision Adjacency Standards

3. Standards

New residential subdivisions subject to the requirements of this section must provide one of the following lot compatibility techniques along the common property line:

a. Landscape Buffer with Berm

- (1) Shall have a minimum width of 25 feet;
- (2) Shall have a minimum height of four feet;
- (3) Evergreens shrubs, trees or other landscape plantings shall be utilized to create a Type A opaque buffer as defined in Section 430.080C1;
- (4) Perimeter barriers, including fencing or walls, may be utilized within the landscape buffer; and
- (5) The buffer shall be part of an open space or landscape tract.

b. Landscape Buffer without Berm

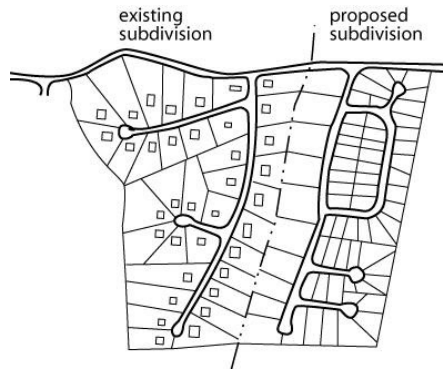
- (1) Shall have a minimum width of 30 feet;
- (2) Evergreens, shrubs, trees, or other landscape plantings shall be utilized to create a Type A opaque buffer as defined in Section 430.080C1;
- (3) Perimeter barriers, including fencing or walls may be utilized within the landscape buffer; and
- (4) The buffer shall be part of an open space or landscape tract.

c. Open Space Buffer

- (1) Shall have a minimum width of 50 feet;
- (2) Shall contain a 10 foot wide trail, pedestrian or bike path that provides pedestrian connectivity; and
- (3) The buffer shall be part of an open space or landscape tract.

d. Yard Matching

The rear yard widths of the proposed development shall match the rear yard widths of the existing adjacent development.



e. Parkland

Dedication of City parkland accepted by the Raymore Parks and Recreation Board.

2. Combination of Options

A combination of options may be utilized to fulfill the adjacency requirement along the entire length of the common property line between the proposed lots and existing platted lots.

Compliance with the subdivision adjacency requirements are determined as part of the review of the preliminary plat.

7. The following subdivisions located within the City of Raymore have minimum lot sizes and minimum lot widths equal to or less than the proposed subdivision:

SUBDIVISION	ZONING DISTRICT	MINIMUM LOT SIZE	MINIMUM LOT WIDTH
Madison Valley Phase 2	Proposed R-1.5	6,500	60
Alexander Creek	PUD	6,000	60
Eastbrook at Creekmoor	PUD	4,500	40
Edgewater at Creekmoor	PUD	5,000	50
Morningview	PUD	5,000	50
Oak Ridge Farms	PUD	6,480	48
Park Side	R-1P	6,000	50
Ramblewood	PUD	0	50
Saddlebrook	R-1P	4,500	45
Shadowood	R-1P	6,000	50
The Village at Southern Hills at Creekmoor	PUD	5,000	55
Westbrook Villas at Creekmoor	PUD	5,500	50

ENGINEERING DIVISION RECOMMENDATION

See attached memorandum.

PLANNING COMMISSION PROPOSED FINDINGS OF FACT

Under 470.020 (G) (1) the Planning and Zoning Commission and City Council is directed to make findings of fact taking into consideration the following:

- 1. the character of the surrounding neighborhood, including the existing uses and zoning classification of properties near the subject property;**
The character of the surrounding neighborhood is a mixture of single-family residential, undeveloped residential areas, professional office and parks and recreation space.
- 2. the physical character of the area in which the property is located;**
The physical character of the area in which the property is located is a mixture of developed residential to the north, east and south; undeveloped residential to the north and west; professional office to the southwest; and public park to the northwest. There is a stream that crosses through the property with the topography of the property sloping towards the stream.
- 3. consistency with the goals and objectives of the Growth Management Plan and other plans, codes and ordinances of the City of Raymore;**
The Growth Management Plan identifies this property as appropriate for low density residential development, defined as detached single-family residential. One of the goals of the City Strategic Plan is to provide quality, diverse housing options that meet the needs of our current and future community. There is a growing demand for reduced lot sizes in order to keep the cost of new home construction at a more affordable level.
- 4. suitability of the subject property for the uses permitted under the existing and proposed zoning districts;**
The property is suitable for development as a single-family subdivision.
- 5. the trend of development near the subject property, including changes that have taken place in the area since the subject property was placed in its current zoning district;**
Property to the north was developed as single-family residential. Property to the southwest was rezoned from Agricultural to Professional Office to allow for the Compass Health facility. Property to the northwest was rezoned from residential to parks and recreation use to allow for the creation of Hawk Ridge Park.
- 6. the extent to which the zoning amendment may detrimentally affect nearby property;**
The proposed zoning map amendment would not detrimentally affect the surrounding properties. The Unified Development Code specifically requires new development to be compatible with adjacent residential development when differing lot sizes are proposed in the new development. The subdivision adjacency requirements do apply to the

proposed rezoning area. The proposed zoning designation is for detached, single-family homes which is compatible with the residential zoning designation of surrounding properties.

7. whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

Adequate public infrastructure is available to serve the site, or will be available at the time development of the property occurs. There is existing water and sanitary sewer infrastructure to serve the property. The adjacent road network can adequately serve the site. Development upon the property will have direct access to North Madison Street, a major collector roadway to the east. The extension of Sunset Lane in 2022 will provide direct access to Sunset Lane, a minor collector roadway to the west.

8. the suitability of the property for the uses to which it has been restricted under the existing zoning regulations;

The property is currently suited for uses under the current zoning regulations.

9. the length of time (if any) the property has remained vacant as zoned;

The property has remained vacant since it was rezoned to R-1 in 2001.

10. whether the proposed zoning map amendment is in the public interest and is not solely in the interests of the applicant; and

The proposed zoning map amendment is in the public interest as it keeps the property in compliance with the adopted Growth Management Plan and helps to provide housing diversity in lot sizes available for new home construction.

11. the gain, if any, to the public health, safety and welfare due to the denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

There will be no gain to the public health, safety and welfare of the community as a result of the denial of the application. The allowable uses would remain the same. All requirements of the Unified Development Code can be met under the proposed rezoning.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1st</u>	<u>City Council 2nd</u>
Public Hearing	September 7, 2021	September 27, 2021	October 11, 2021

STAFF RECOMMENDATION

The uses allowed within the “R-1” and “R-1.5” zoning districts are exactly the same. The difference between the two districts is that within the R-1.5 district the minimum lot size and minimum lot width requirement is reduced; the minimum side yard setback is reduced; and the maximum building coverage is increased.

The City adopted the subdivision adjacency requirements in 2007 as a response to neighboring residents of a proposed subdivision being concerned that lots adjacent to their acreage lots were not the same and thus not compatible. The subdivision adjacency requirements were created to minimize or eliminate the possibility of “smaller” lots being immediately adjacent to larger lots in an adjacent subdivision. If the subdivision adjacency provisions are utilized, then any impact of the smaller lots is reduced or eliminated.

The subdivision adjacency requirements are required to be met for the proposed lots in Madison Valley that are (were) adjacent to the larger lots in the adjacent subdivisions to the south.

City staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and forward case #21021, reclassification of zoning of 46.26 acres from the existing “R-1” Single-Family Residential District to “R-1.5” Single-Family Residential District, to City Council with a recommendation of approval.

PLANNING AND ZONING COMMISSION RECOMMENDATION

The Planning and Zoning Commission, at its September 7, 2021 meeting, voted 5-2 to accept the staff proposed findings of fact and forward case #21021, reclassification of zoning of 46.26 acres from the existing “R-1” Single-Family Residential District to “R-1.5” Single-Family Residential District, to City Council with a recommendation of approval.

CITY COUNCIL ACTION 1ST READING - 9/27/2021

The City Council, at its September 27, 2021 meeting, voted 7-0 to accept the Planning and Zoning Commission proposed findings of fact and approved case #21021, reclassification of zoning of 46.26 acres from the existing “R-1” Single-Family Residential District to “R-1.5” Single-Family Residential District, on 1st reading.

CITY COUNCIL ACTION 2ND READING - 10/11/2021

The City Council, at its October 11, 2021 meeting, voted 8-0 to accept the Planning and Zoning Commission proposed findings of fact and approved case #21021, reclassification of zoning of 46.26 acres from the existing “R-1” Single-Family Residential District to “R-1.5” Single-Family Residential District, on 2nd reading.