

Consider Ordinance to Rezone Two Parcels – 600 Greenvale Ave. & Parcel ID 2236125002

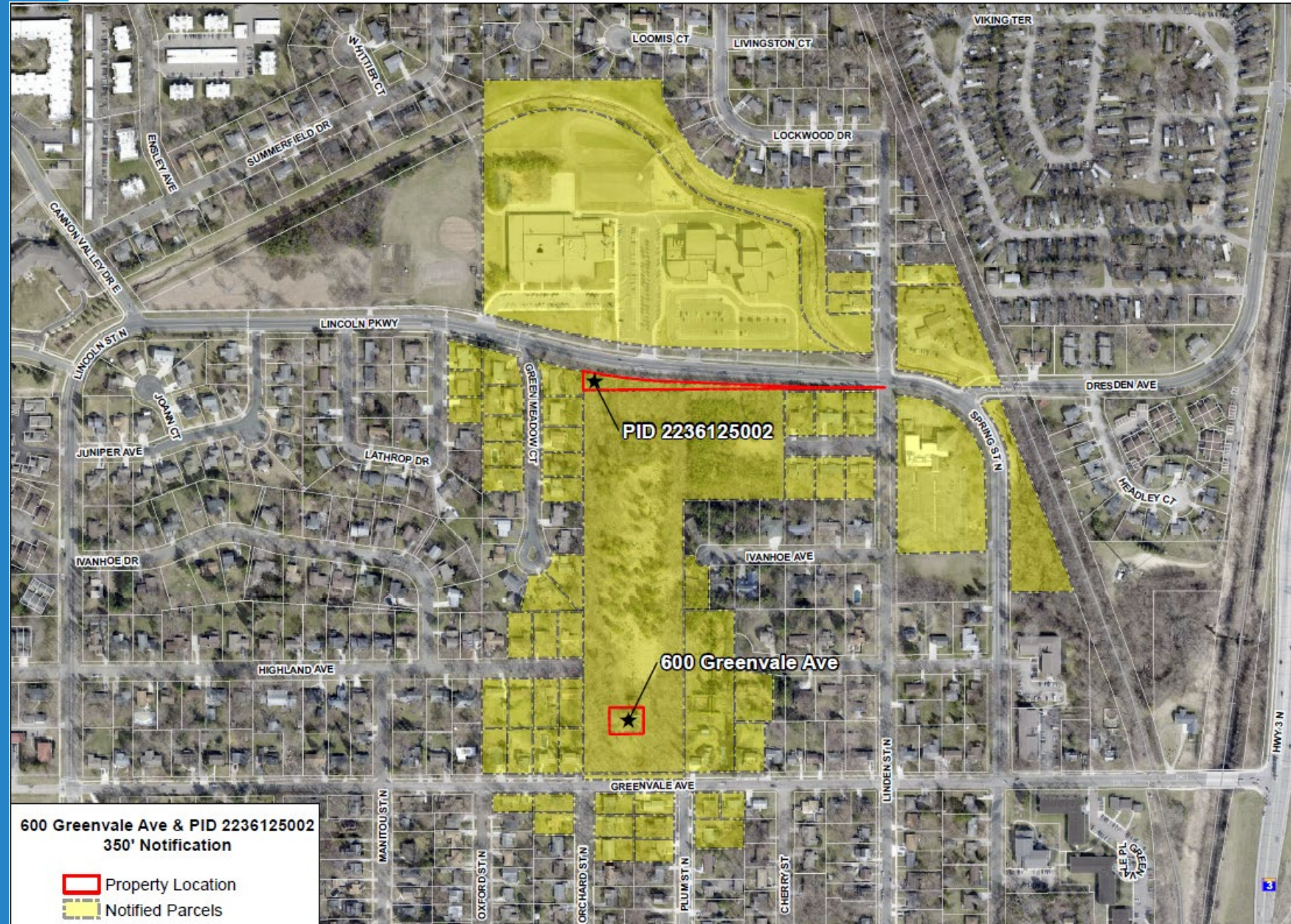
CITY COUNCIL

OCTOBER 19, 2021

MIKAYLA SCHMIDT, CITY PLANNER

Location Map & Application Request

- Rebound Real Estate has applied for two parcels to be rezoned - 600 Greenvale Ave. & Parcel ID 2236125002
- Located on the west of Highway 3 North
- Between Greenvale Ave. and Lincoln Pkwy.





Timeline & Next Steps

- Notice of the public hearing for the Planning Commission (PC) meeting was published in the Northfield News on August 4, 2021.
- Notices were mailed to the surrounding properties within 350 feet on August 6, 2021.
- PC made a motion a recommendation to approve the rezoning to City Council (CC) at their August 19, 2021 meeting.
- CC has first reading of the ordinance to rezone the parcels on Oct. 19, 2021.
- Second reading and summary ordinance proposed for the Nov. 2, 2021 CC meeting.

600 Greenvale Ave.

- 0.23 acre parcel
- located on the southern half of the 12.5 acre parcel where the Kraewood Addition preliminary plat is proposed
- the parcel is currently zoned N1-B: Neighborhood General 1
- the requested zoning change is to N2-B: Neighborhood General 2



Parcel ID 2236125002

- 0.70 acre parcel
- located on the north edge of the 12.5 acre parcel where the Kraewood Addition preliminary plat is proposed
- the parcel is currently zoned N1-B: Neighborhood General 1
- the requested zoning change is to N2-B: Neighborhood General 2

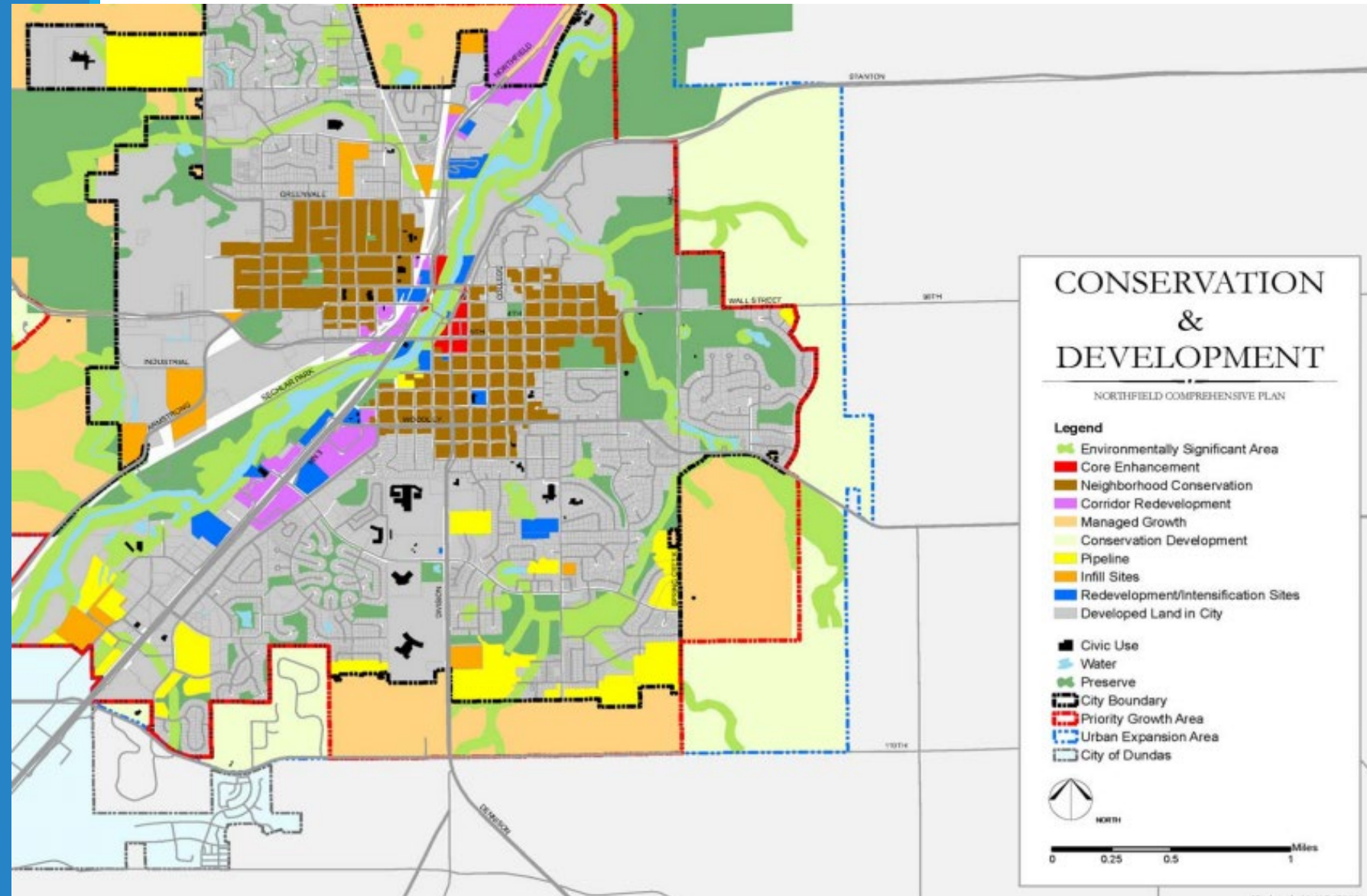


Summary Notes

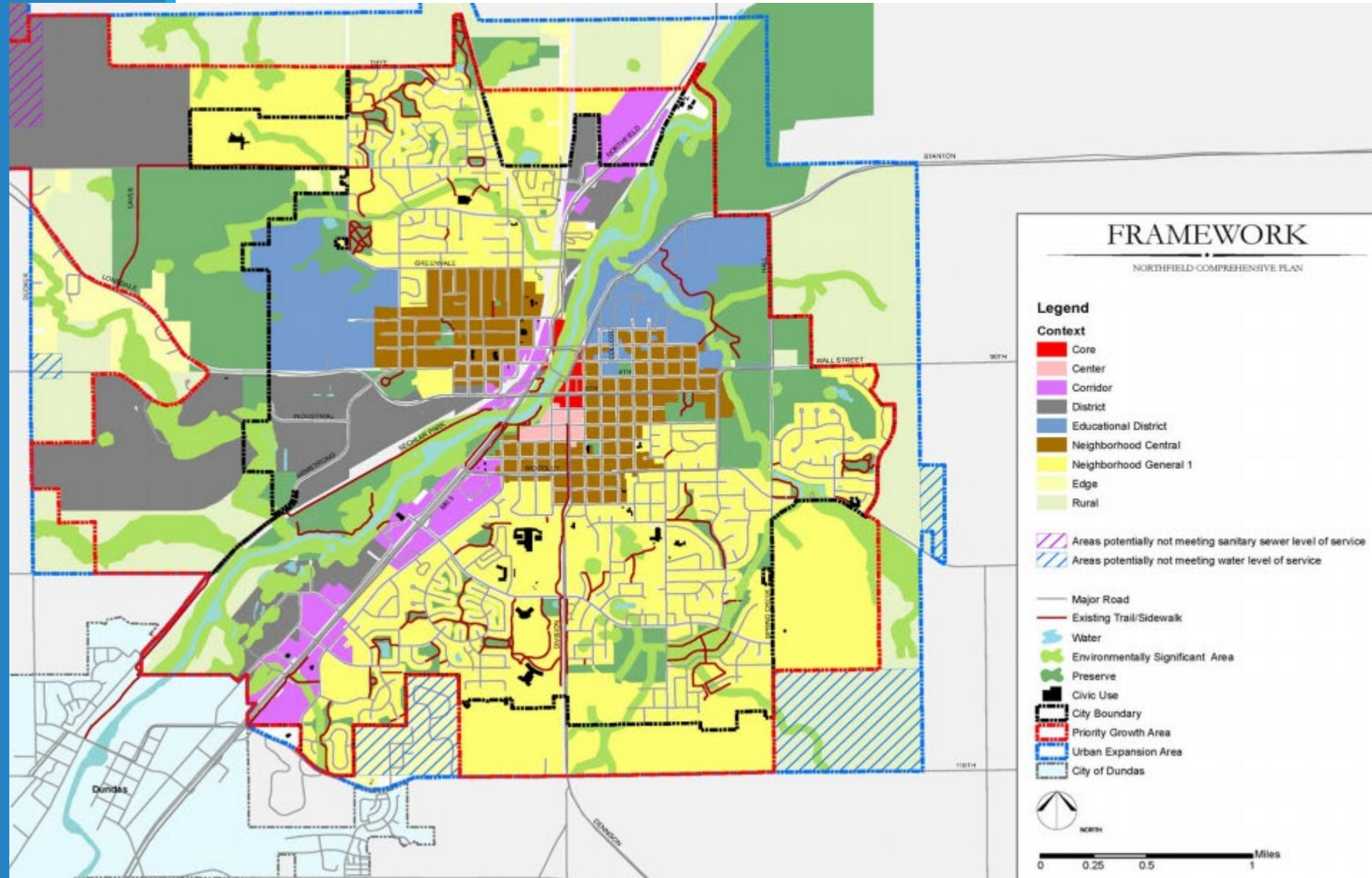
1. Rezoning both parcels from N1-B: Neighborhood General 1 to N2-B: Neighborhood General 2 helps facilitate the Kraewood Addition, but is not necessary.
2. Rezoning these two small parcels “cleans up” the zoning, so there is one zoning district across the entire site.
3. The 12.5-acre site, where the Kraewood Addition is proposed, is zoned N2-B: Neighborhood General 2.
4. A similar rezoning scenario was recently approved for the Hillcrest Village Addition. Two parcels were to be redeveloped and go through a preliminary and final plat process. The parcels had different zoning districts -Industrial and N1-B: Neighborhood General 1. Both parcels were rezoned to N2-B: Neighborhood General 2.
5. Both zoning districts, N1-B: Neighborhood General 1 and N2-B: Neighborhood General 2, allow per the Land Development Code, Table 2.7-1: Permitted Principal Uses, for these dwelling types (along with others):
 - a) Multi-Family (Apartment Building with nine or more units) Multi-Family (Apartment House with four to eight units) Multi-Family (Rowhouse)Single-Family, Two-Family, Three-Family

Comprehensive Plan and Land Development Code

The Comp. Plan's Land Use Chapter has several maps and land use principles used for guiding development and the Land Development Code is the regulations new or redevelopment follows.



Framework Map



Approval Criteria

- Highlights/Synopsis of the Rezone Analysis for both Parcels

1. The specific policies, goals, objectives, and recommendations of the comprehensive plan and other city plans, including public facilities and the capital improvement plans.

- Supported by the comprehensive plan in Conservation & Development Map and Framework Map from the land use chapter.
- Supported by many of the Strategic Plan goals:
 - The preference for accommodating future growth is in infill locations, then redevelopment/land intensification opportunities and then on the edge of existing developed areas (Principle 3).
 - New and redeveloped residential communities (areas) will have strong neighborhood qualities (Principle 4).
 - A wider range of housing choices will be encouraged - in the community as well as in neighborhoods.
 - The small town character will be enhanced (Principle 1).
 - Workforce Housing
 - Establish standards for compact residential development and intensified land uses.
 - The preference for new residential development should be for infill, then redevelopment/land intensification.

Approval Criteria

2. The purpose and intent of this LDC, or in the case of a map amendment, whether it meets the purpose and intent of the individual district.

- When feasible, infill or redevelopment in the N1 district should also create a more pedestrian-friendly, walkable development pattern with a mixture of housing types.
- The Neighborhood General 2 (N2) district is applied to residential neighborhoods of the city that may include larger vacant areas within the current city limits
- The proposed plat, with the two parcels rezoned, will create a more pedestrian-friendly environment, consistent block size, compact development and a range of housing types, better street connection, better sidewalk connection and homes located closer to the street.

Approval Criteria

3. The adequacy of infrastructure available to serve the proposed action.

- The properties are served by adequate public utilities for the proposed use. The infrastructure would continue through all the public streets to service the proposed lots.

4. The adequacy of a buffer or transition provided between potentially incompatible districts.

- No buffering standards are required for the N2 zone per LDC Table 3.5-3, except for buffering for parking lots as required per 3.5.8 Parking Lot Landscaping Requirements.
- Trees will be maintained to the extent possible to provide buffering to the adjacent neighborhoods. Trees removed will follow the tree replacement ordinance.
- Street trees are required every 40 ft. of right-of-way



Staff Recommendation

Based on the analysis, both parcels meet the approval criteria for a zoning map amendment listed in 8.5.14(C) of the Land Development Code (LDC). The Planning Commission recommended approval of the rezoning request for both parcels.

Staff recommends the City Council approve the first reading and adopt the findings for the zoning map amendment for 600 Greenvale Ave. (Parcel ID 2236150002) and Parcel ID 2236125002 to be rezoned from N1-B: Neighborhood General 1 to N2-B: Neighborhood General 2.