

# Gena 1905, LLC Rezoning (P20-149)

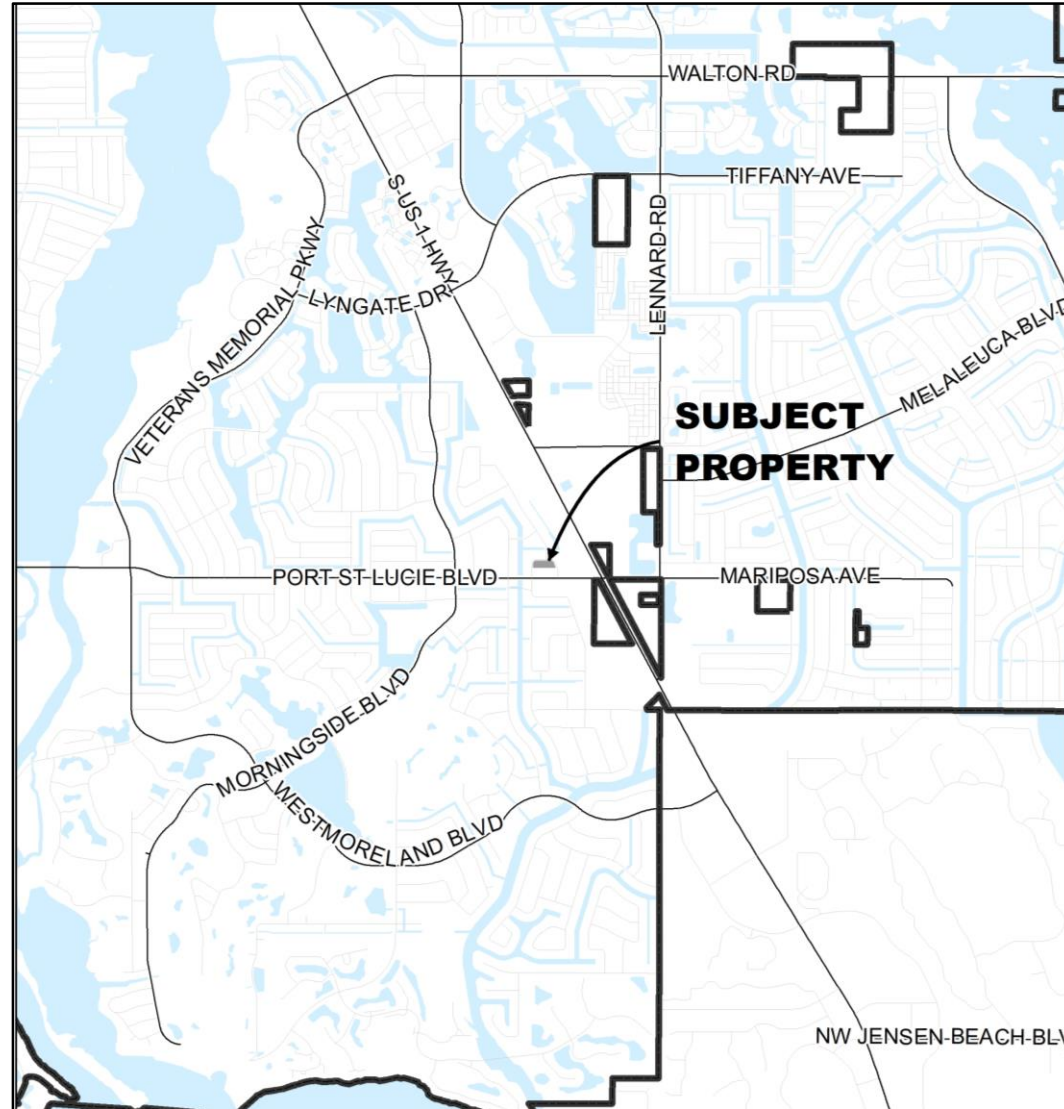
City Council Meetings of October 26, 2020 and November 9, 2020



# Request:

- To amend the zoning district of 1.46-acres of land from Single Family Residential (RS-1) to Multiple Family Residential (RM-5); and
- Purpose of request: To allow for the property to be subdivided for single-family lots.

# Location Map



# Aerial



# Background:

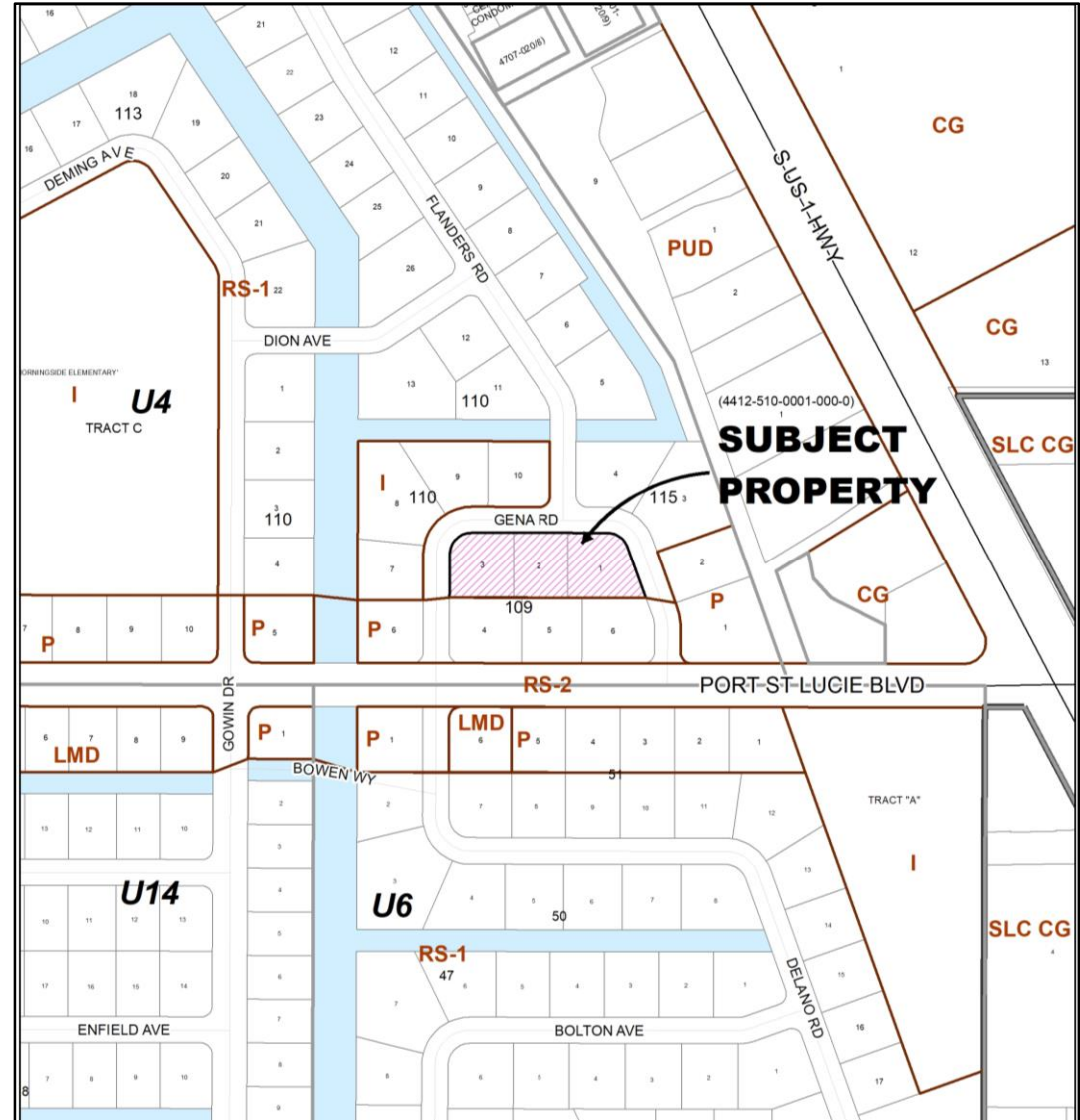
- The property contains three (3) single family lots and one lot is developed is with a single-family dwelling unit and the other two (2) lots are vacant.
- The property is located on the south side of SE Gena Road between SE Delano Road and SE Gena Road.



# Existing Zoning District

## Low Density Residential (RS-1)

Direction	Future Land Use	Zoning	Existing Uses
North	Residential, Office, Institutional (ROI)	Institutional (I) and Single Family Residential (RS-1)	Fire station and single-family dwelling units
South	Residential, Office, Institutional (ROI)	Professional (P)	Office buildings
East	Residential, Office, Institutional (ROI)	Professional (P)	Office buildings
West	Residential, Office, Institutional (ROI)	Professional (P)	Vacant



# Proposed Zoning District

*Multiple Family Residential (RM-5)*

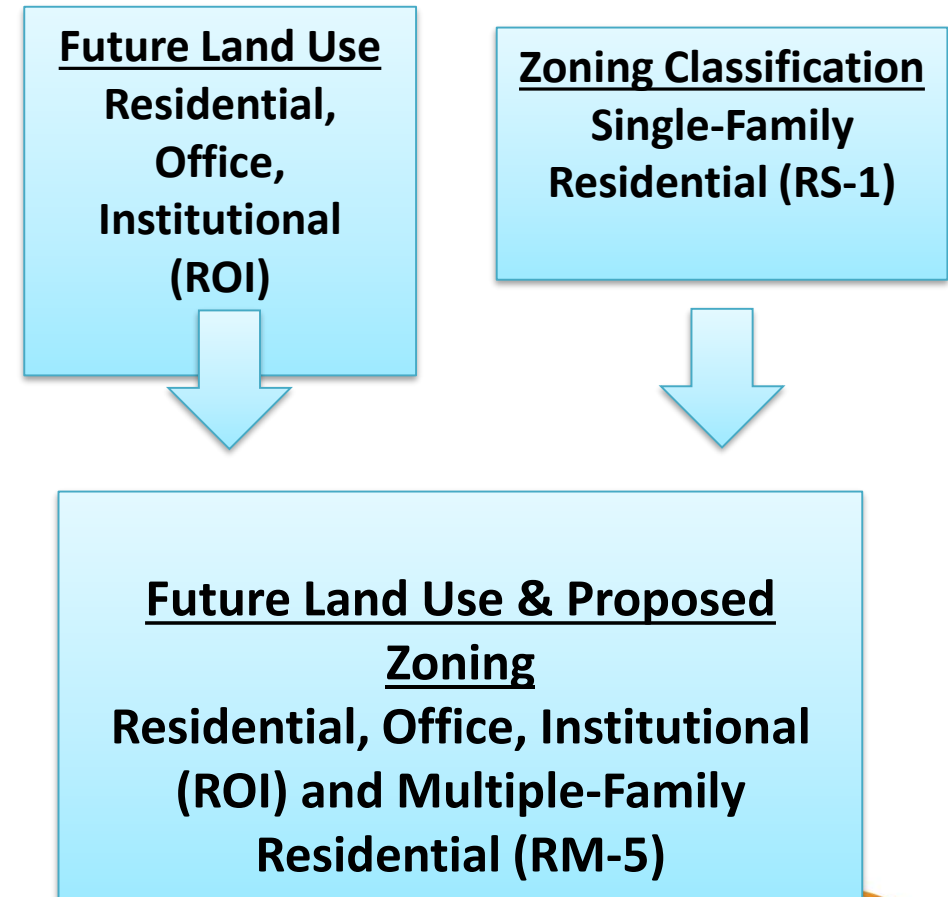
Zoning Code Sec. 158.077. Multiple Family Residential:

*“The purpose of the estate residential zoning district shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of low density multiple family residential areas properly served by adequate community facilities and commercial service areas.”*



# Finding of Fact:

- ❑ This request is for a rezoning to change 1.46-acres from Single Family Residential (RS-1) to Multiple-Family Residential (RM-5).





# Justification:

**Zoning Consistency:** The applicant's proposal to rezone the property Multiple Family Residential (RM-5) is consistent with those policies set forth in Zoning Code 158.077 and Policy 1.1.4.13 of the Comprehensive Plan that identifies Multiple Family Residential (RM-5) zoning district as compatible with the Residential, Office, Institutional (ROI) future land use designation.

Multiple-Family Residential (RM-5) Zoning District:

- 158.077 (A) Shall be to locate and establish areas which are deemed to be uniquely suited for the development and maintenance of low density multiple-family residential areas.

# Planning and Zoning Board's Recommendation:

The Planning and Zoning Board at their October 6, 2020 meeting unanimously recommend approval of the rezoning.

