

**Requested Council Meeting Date: March 6, 2017**

**Item: COUNCIL BILL NO. 2017-251**

**Originating Department: PLANNING & COMMUNITY DEVELOPMENT**

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Attachments: 1) Copy of Council Bill  
2) Planning Report  
3) Commission Minutes

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Planning/Community Development Manager: Troy Bolander

City Attorney: Peter C. Edwards

City Manager: Samuel L. Anselm

Board or Commission: Planning and Zoning Commission

Date: 02/13/17

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Recommended Action: Planning and Zoning Commission recommended approval by a vote of "6 in favor, 1 absent"

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**SUMMARY/REQUEST:**

Case 003-17: A request to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) for the construction of a residential duplex.

**STAFF SUMMARY:**

This property consists of an 8,500 square foot lot located at 2525 South Adele Avenue. This site is currently zoned R-1 for single-family residential development, but it is located in a high-density residential area. Mr. Standeford would like to rezone this lot to R-2, Two-Family Residential. This lot will be combined with two lots to the south to create a site large enough to accommodate two duplexes (see site layout). These two southern lots are already zoned R-2.

Staff believes moderate- to high-density residential development along 26<sup>th</sup> Street would provide an appropriate transition from increased traffic and commercial businesses on 26<sup>th</sup> Street to single-family housing.

*Staff recommends approval of Case 002-17.*

**PLANNING & ZONING COMMISSION TESTIMONY:**

Merging the three lots; the southern parcel is made up of two lots although it is shown as one parcel. Building two duplexes that face Adele Avenue. The corner lot is zoned R-2, and the lot up for rezoning is currently zoned R-1

**PUBLIC COMMENT:** None.