

Ordinance #

CD-CPC-2023-00173

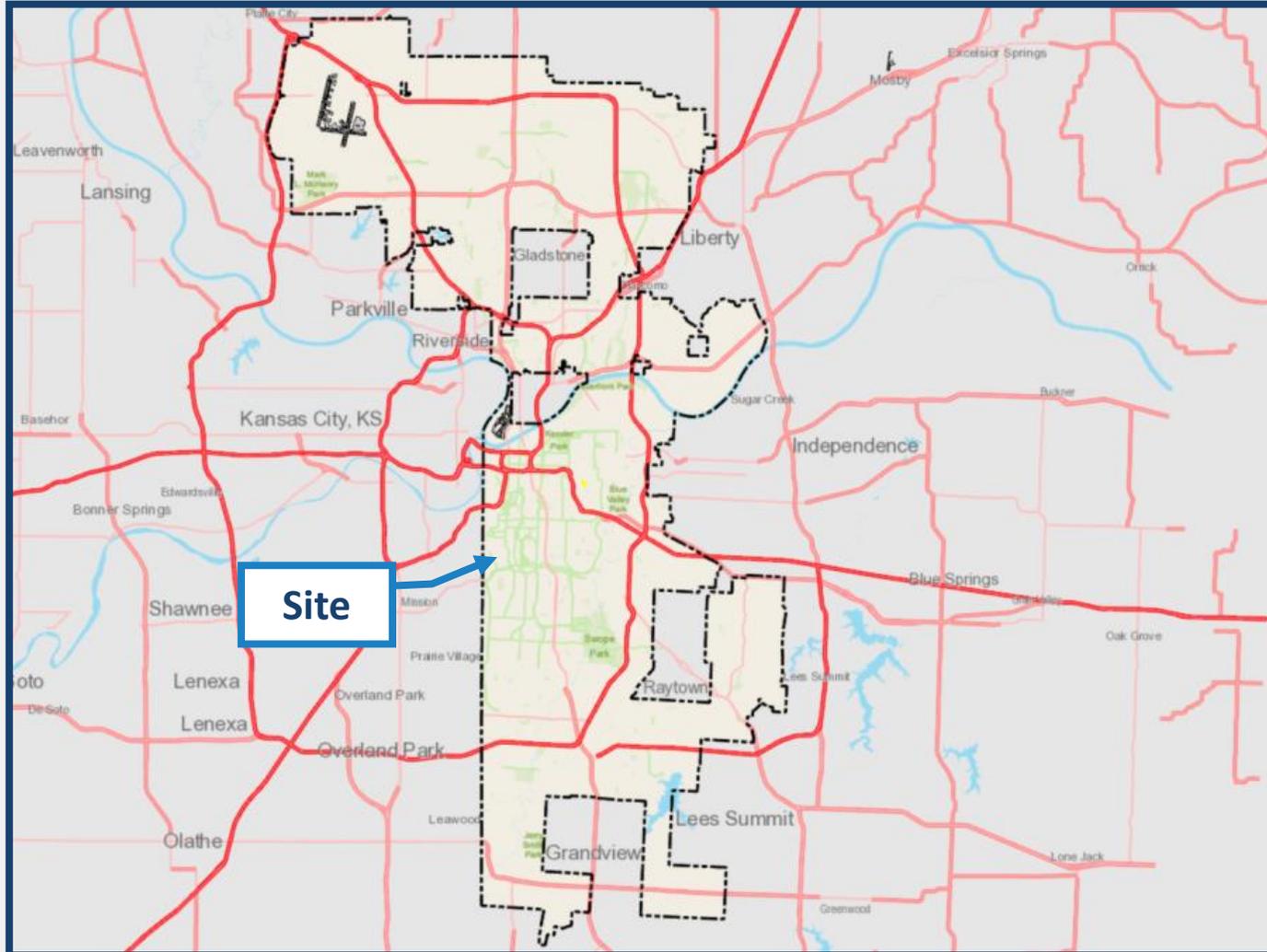
Location: 4511, 4515, 4517, 4521 Summit St

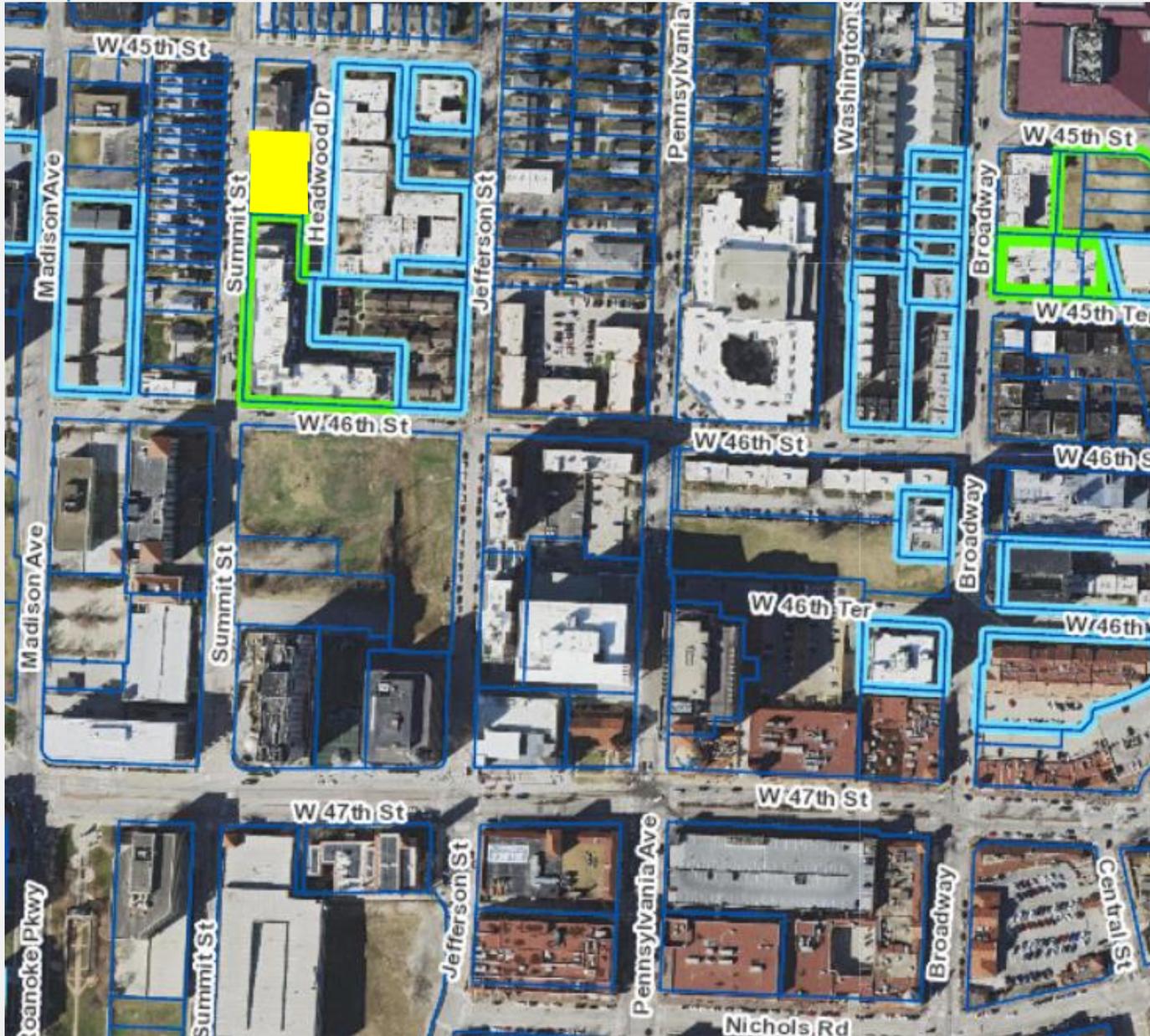
Zoning District: R-1.5
R-0.75 (proposed)

Summary: A request to rezone the subject properties to allow for the development of a 16-unit apartment complex.



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88-515-08 - REVIEW CRITERIA

In reviewing and making decisions on proposed zoning map amendments, the city planning and development director, city plan commission and city council must consider at least the following factors:

- A.** conformance with adopted plans and planning policies;
- B.** zoning and use of nearby property;
- C.** physical character of the area in which the subject property is located;
- D.** whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;
- E.** suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;
- F.** length of time the subject property has remained vacant as zoned;
- G.** the extent to which approving the rezoning will detrimentally affect nearby properties; and
- H.** the gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

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B. zoning and use of nearby property;

North (directly adjacent): 6-unit apartment complex, zoned R-1.5

East (directly adjacent): Condo, 47 units, zoned R-1.5

West (on Summit between W 45th and W 46th St): Townhomes = ~16 units, 3 detached dwelling units, and a 10 unit apartment building.

South (directly adjacent): 67-unit apartment/condo complex, zoned R-0.75

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Nearby Property Case History, few examples

46th and Summit (Condos directly south)

- Rezoned from R-0.5 to R-0.75 in 2017

4551 Pennsylvania Ave (Apartment .2 miles southeast)

- Rezoned from R-1.5 to MPD in 2011

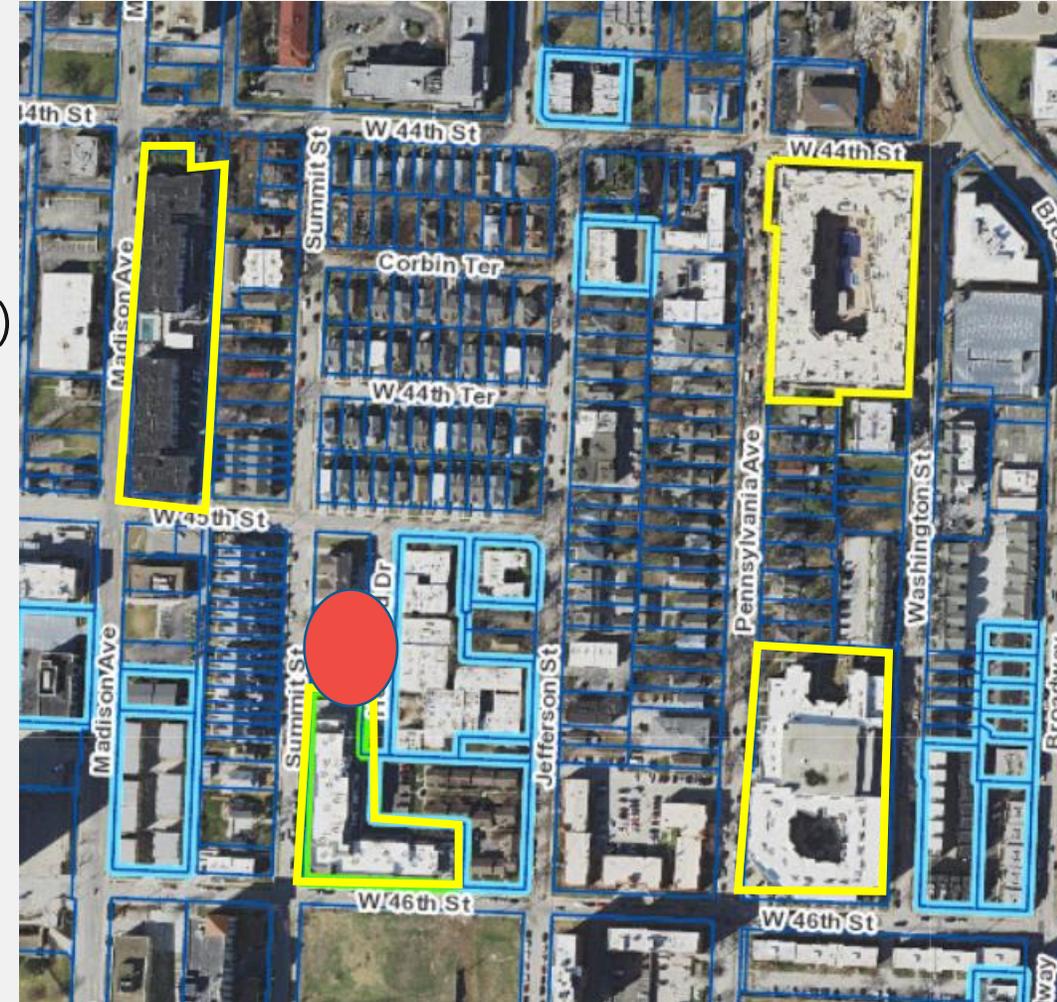
4435 Madison Ave (Apartment 400 feet northwest)

- Rezoned from R-4 to R-5 (R-0.5) in 2002

4400 Washington St (Apartment .3 miles northeast)

- Rezoned from R-1.5 and R-6 to MPD in 2017

*City Council has approved increased density for the area in the past.



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

There are no differences in use/entitlement requirements between R-1.5 and R-0.75.

Density and height standards different between R-1.5 and R-0.75.

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

The zoning code permits a 9 unit apartment building.

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City Plan Commission Recommendation

Approval

