

City Council



Zoning Cases

November 27, 2023



Owner: Joseph Griffin Sr. Revocable Trust Agreement

Applicant: Victoria Clarkson

Request: Initial Zoning to Mixed Residential 5 (MR-5)

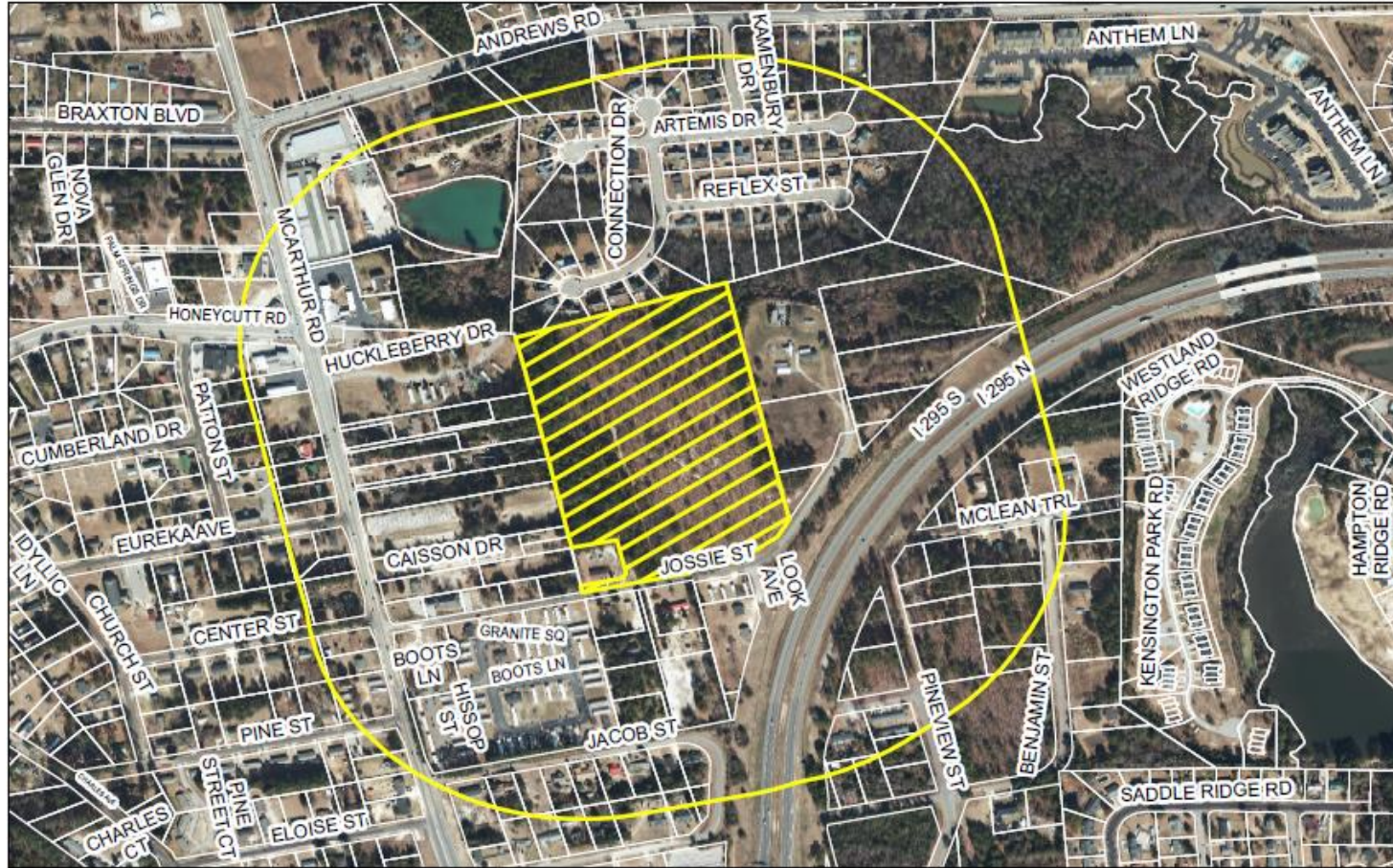
Located: 0 Jossie Street

Acreage: 21.05 Acres ±

District: 1 – Kathy Jensen

REID #: 0520795388000





Aerial Notification Map



Case #: P23-29

Initial Zoning

Request: Mixed Residential 5 (MR-5)

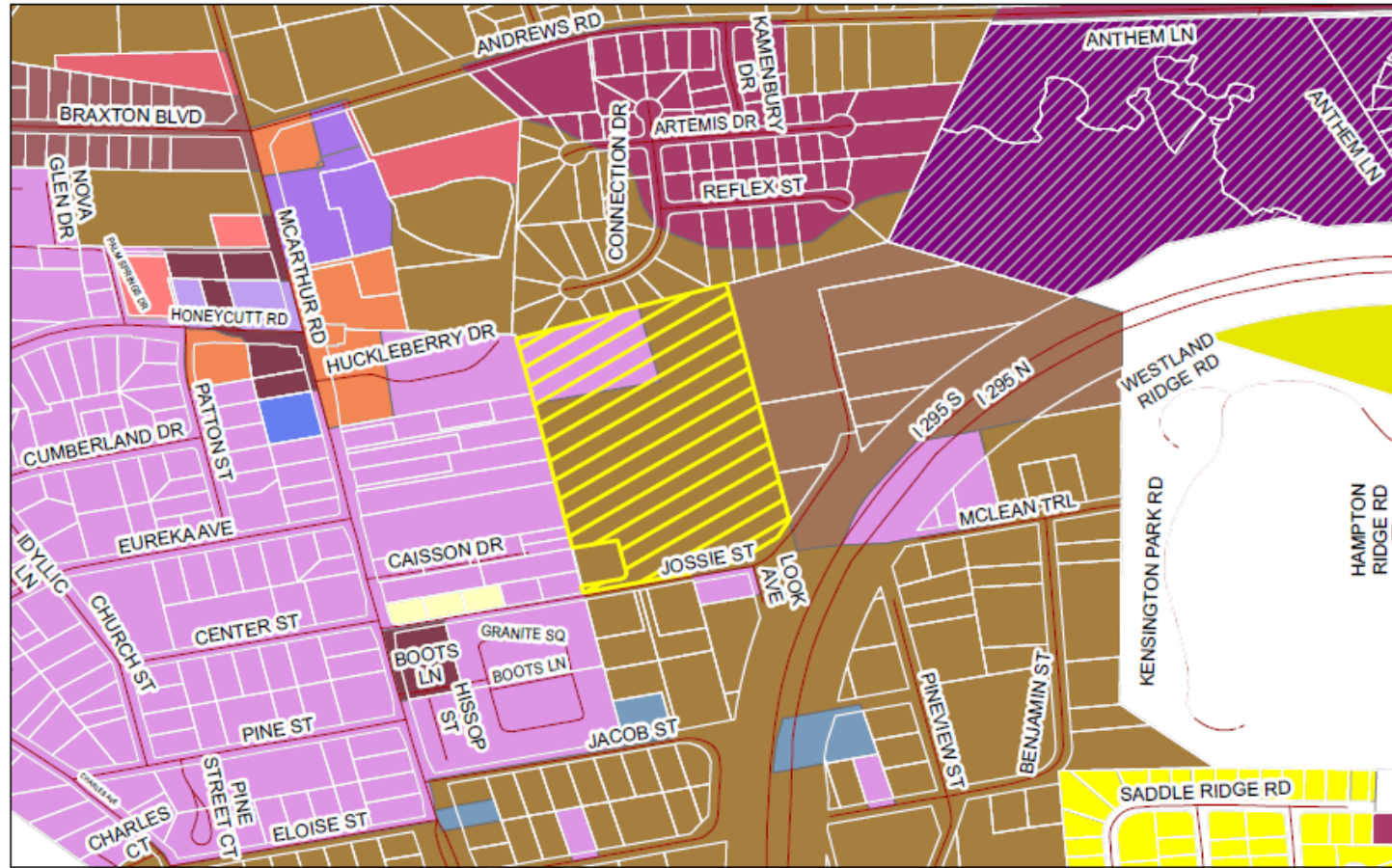
Location: 0 Jossie Street

Legend

-  P23-29 Buffer
-  P23-29



Letters are being sent to all property owners within the 1000' buffer. Subject property is shown in the hatched pattern.



Zoning Map


Case #: P23-29









Initial Zoning

Request: Mixed Residential 5 (MR-5)

Location: 0 Jossie Street

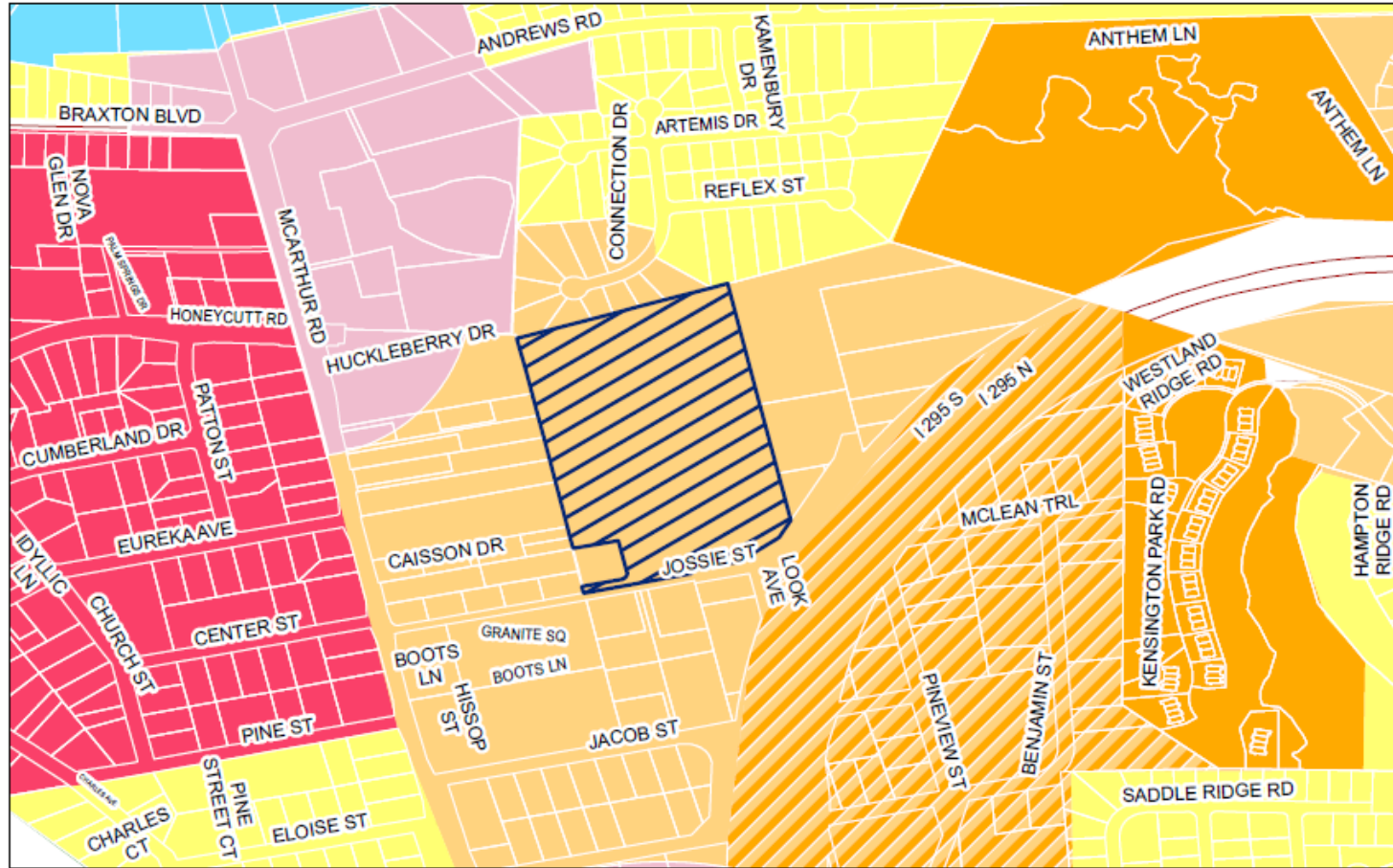
Legend

-  P23-29
-  LC - Limited Commercial
-  MU/CZ - Conditional Mixed-Use
-  OI - Office & Institutional
-  SF-6 - Single-Family Residential 6
-  SF-10 - Single-Family Residential 10
-  SF-15 - Single-Family Residential 15
-  County
- CCZoning**
- gis_ware_3**
-  C1P
-  C1PCU
-  C2P

-  CP
-  CPCUD
-  PND
-  R10
-  R6
-  R6A
-  R6CU
-  RR



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Future Land Use Map
Case #: P23-29

Initial Zoning
Request: Mixed Residential 5 (MR-5)




Location: 0 Jossie Street






Legend



P23-29 Land Use Plan 2040

Character Areas

-  PARKOS - PARK / OPEN SPACE
-  LDR - LOW DENSITY
-  MDR - MEDIUM DENSITY

-  NIR - NEIGHBORHOOD IMPROVEMENT
-  HDR - HIGH DENSITY RESIDENTIAL
-  NMU - NEIGHBORHOOD MIXED USE
-  CC - COMMUNITY CENTER
-  OI - OFFICE / INSTITUTIONAL

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Surrounding Properties



- The surrounding area consists of various zoning designations, including R6, R6A, and RR, with a mix of single-family dwellings and open spaces.
- According to available aerial photography, the subject property has been undeveloped since at least 1968.
- The request for amendment aims to develop the property as a multi-family community, aligning with the 2040 Comprehensive Plan by promoting growth in area with strong infrastructure, encouraging diverse housing types, and adhering to development standards that enhance neighborhood quality.
- The request encourages the construction of diverse housing types suitable for individuals of varying ages and income levels.

The Zoning Commission and Professional Planning Staff recommend that the City Council APPROVE the proposed map amendment to initially zone a parcel to Mixed Residential 5 (MR-5) based on the following:

- The proposed zoning map amendment adheres to the policies adopted in the Future Land Use Plan and can be made to conform with the provisions found in the Unified Development Ordinance (UDO). The Future Land Use Plan calls for the subject parcel to be developed as Medium Density Residential (MDR) and the proposed zoning district allows for uses that fit this category; and
- The uses permitted by the proposed change in zoning district classification and the standards that apply to such uses will be appropriate in the immediate area of the land to be reclassified due to the existing zoning and the uses surrounding the property; and
- The proposed zoning district promotes logical and orderly development that would make no substantial impact upon the public health, safety, or general welfare.

1. City Council moves to approve the map amendment to Mixed Residential (MR-5) as presented based on the evidence submitted and finds that the rezoning is consistent with the Future Land Use Plan as demonstrated by the attached consistency and reasonableness statement (recommended);
2. City Council moves to approve the map amendment to a more restrictive zoning district based on the evidence submitted and finds that the map amendment would be consistent with the Future Land Use Plan and an amended consistency statement;
3. City Council moves to deny the map amendment request based on the evidence submitted and finds that the map amendment is inconsistent with the Future Land Use Plan.



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