Legislation Details (With Text)

File #:	21-1545	**Version:** 1	**Name:**	10/18/21 Issa Zoning	
Type:	Ordinance		**Status:**	Passed	
File created:	10/18/2021		**In control:**	City Council	
On agenda:	11/15/2021		**Final action:**	11/15/2021	
Enactment date:	11/15/2021		**Enactment #:**	ORD-21-31	

Title: An Ordinance to Amend Chapter 55 (Zoning), Rezoning of 1.24 Acres from TWP (Township District) to R2A (Two-Family District), Issa Property, 201 Scio Church (CPC Recommendation: Approval - 9 Yeas and 0 Nays) (ORD-21-31)

Sponsors:

Indexes:

Code sections:

Attachments: 1. ORD-21-31 Briefed and Approved.pdf, 2. ORD-21-31 Briefed.pdf, 3. 201 Scio Church Planning Staff Report w Attach 2-2-2021.pdf, 4. 02-02-2021 CPC Approved Minutes w Links.pdf, 5. Issa - 201 Scio Church Zoning Ordinance.pdf, 6. ORD-21-31 Approval Notice.pdf, 7. WLN clipping Issa Property 201 Scio Church Zoning - Public Hearing Notice.pdf, 8. WLN clipping Issa Property 201 Scio Church Zoning -Approval Notice.pdf

Date	Ver.	Action By	Action	Result
11/15/2021	1	City Council	Held and Closed	
11/15/2021	1	City Council	Adopted on Second Reading	Pass
10/18/2021	1	City Council	Approved on First Reading	Pass

An Ordinance to Amend Chapter 55 (Zoning), Rezoning of 1.24 Acres from TWP (Township District) to R2A (Two-Family District), Issa Property, 201 Scio Church (CPC Recommendation: Approval - 9 Yeas and 0 Nays) (ORD-21-31)
This ordinance will zone this property (R2A District), now that the property has been officially annexed into the City. The Secretary of State recently notified the City Clerk that this boundary change became effective on April 5, 2021.

The proposed zoning is consistent with the adjacent zoning, the surrounding land uses, and the City's Master Plan. The City Planning Commission, at its meeting of February 2, 2021, recommended approval of the request.

A Site Plan or Area Plan is required when an amendment to the City Zoning Map is proposed per the Unified Development Code (5.29.7) and the zoning could permit more than one primary structure. In this case, the petitioner has proposed amending the City Zoning Map from Township to R2A, Two-family Dwelling District.

Consistent with section 5.29.7.B of the Unified Development Code, the Planning Commission waived the Area Plan requirement upon the determination that no new construction is proposed and a survey of the existing improvements on the Sitehas been provided. In the future, the petitioner would like to pursue a project containing duplexes like the adjacent land uses and consistent with the Master Plan.

Attachments: 02/02/21 Planning Staff Report
02/02/21 Planning Commission Minutes
Prepared by: Matt Kowalski, City Planner
Reviewed by: Brett Lenart, Planning Manager
Derek Delacourt, Community Services Area Administrator
Approved by: John Fournier, Assistant City Administrator
(See attached ordinance)