



Meeting Date: October 2, 2017

Report No. CC-17-143

Agenda Item No. 7a

Status: Public Hearing

Purpose: 12th Avenue Land Use Plan

Background Summary: An application to rezone property at 1220 W 12th Avenue from RSS to RTM and Office began in October of 2016. After multiple public hearings, the City Council at the January 23rd meeting postponed this rezoning request for staff to conduct a public process to consider a possible change to the Comprehensive Plan for the vicinity.

At the May 15, 2017 City Council meeting, the 12th Avenue Land Use Plan was remanded to the Planning Commission for staff to meet with the neighborhood to narrow the number of uses in the mixed-use overlay and to expand the geographical area of the conservation overlay.

The neighborhood met throughout the summer to discuss the 12th Avenue Plan and to formulate a proposal. The neighborhood proposal is identified as Option #1.

Prior Council Action or Part of an Approved Project: Yes **Related Items:** [Map Amendment, 1220 W 12th, 11.21.2016](#); [Reconsideration, 1220 W 12th Rezoning, 1.23.2017](#); [12th Ave Plan, 5.15.2017](#)

Alternatives: The alternatives are outlined in the [Planning Commission Report](#).

Recommendation: Planning Commission recommends with a 4-0 vote that the City Council approve Option #1 as amended with the expanded Mixed-Use Overlay area and that the Council direct staff to begin the process to apply the Neighborhood Conservation Overlay over properties identified outside of the study area.

Prepared by: Paula J. Dennison, Development Services Director

Reviewed by: Dan Blankenship, Deputy City Manager

Submitted by: Norman McNickle, City Manager

Attachments:

- 12th Avenue Land Use Plan Study Area Map
- Option #1 Neighborhood Proposal Map
- Option #2 Remanded Proposal Map

- Planning Commission Recommended Map
- Neighborhood proposal for Neighborhood Mixed-Use Overlay district
- Neighborhood proposal for Neighborhood Conservation Overlay district
- Planning Commission Minutes