

# ZONING MAP AMENDMENT PETITION NO. 23-73RZ Curry Lane Apartments

Agent: Brian Lichterman, Vision Planning

Owner/Applicant: Chris & Ella Knop

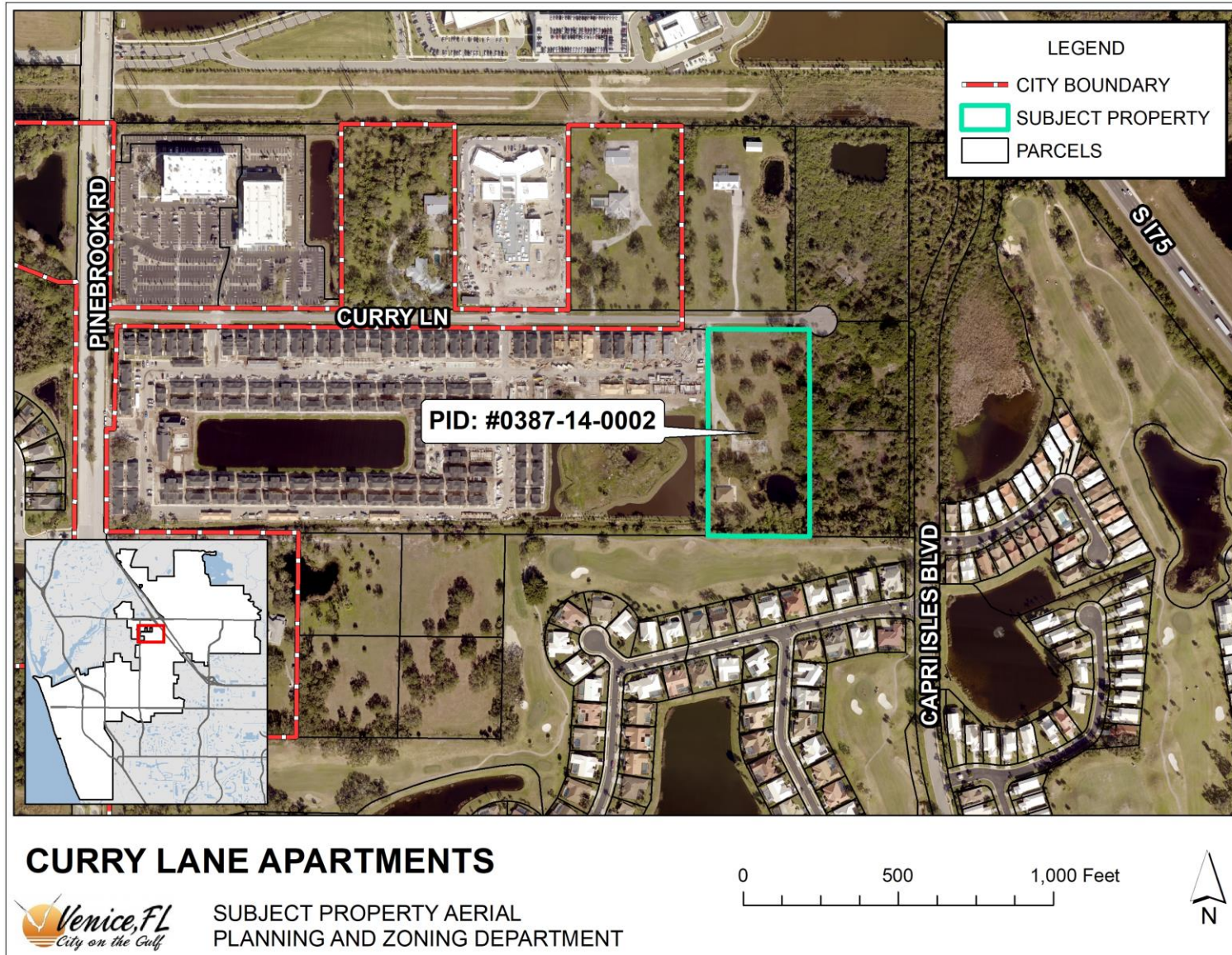
<b>Address:</b>	2900 Curry Lane
<b>Request:</b>	Changing the zoning on the subject property from Residential, Multifamily 1 (RMF-1) to RMF-3
<b>Owner/Applicant:</b>	Chris & Ella Knop
<b>Agent:</b>	Brian Lichterman, Vision Planning
<b>Parcel ID:</b>	0387140002
<b>Parcel Size:</b>	5.0± acres
<b>Existing Future Land Use:</b>	Moderate Density Residential
<b>Proposed Future Land Use</b>	Medium Density Residential
<b>Zoning:</b>	Residential, Multifamily 1 (RMF-1)
<b>Comprehensive Plan Neighborhood:</b>	Pinebrook Neighborhood
<b>Application Date:</b>	October 27, 2023

# GENERAL INFORMATION

# PROJECT DESCRIPTION

- ▶ Zoning change from RMF-1 to RMF-3
- ▶ Concurrent future land use map petition for Medium Density Residential
- ▶ Applicant intends to develop apartments on the site

# AERIAL MAP

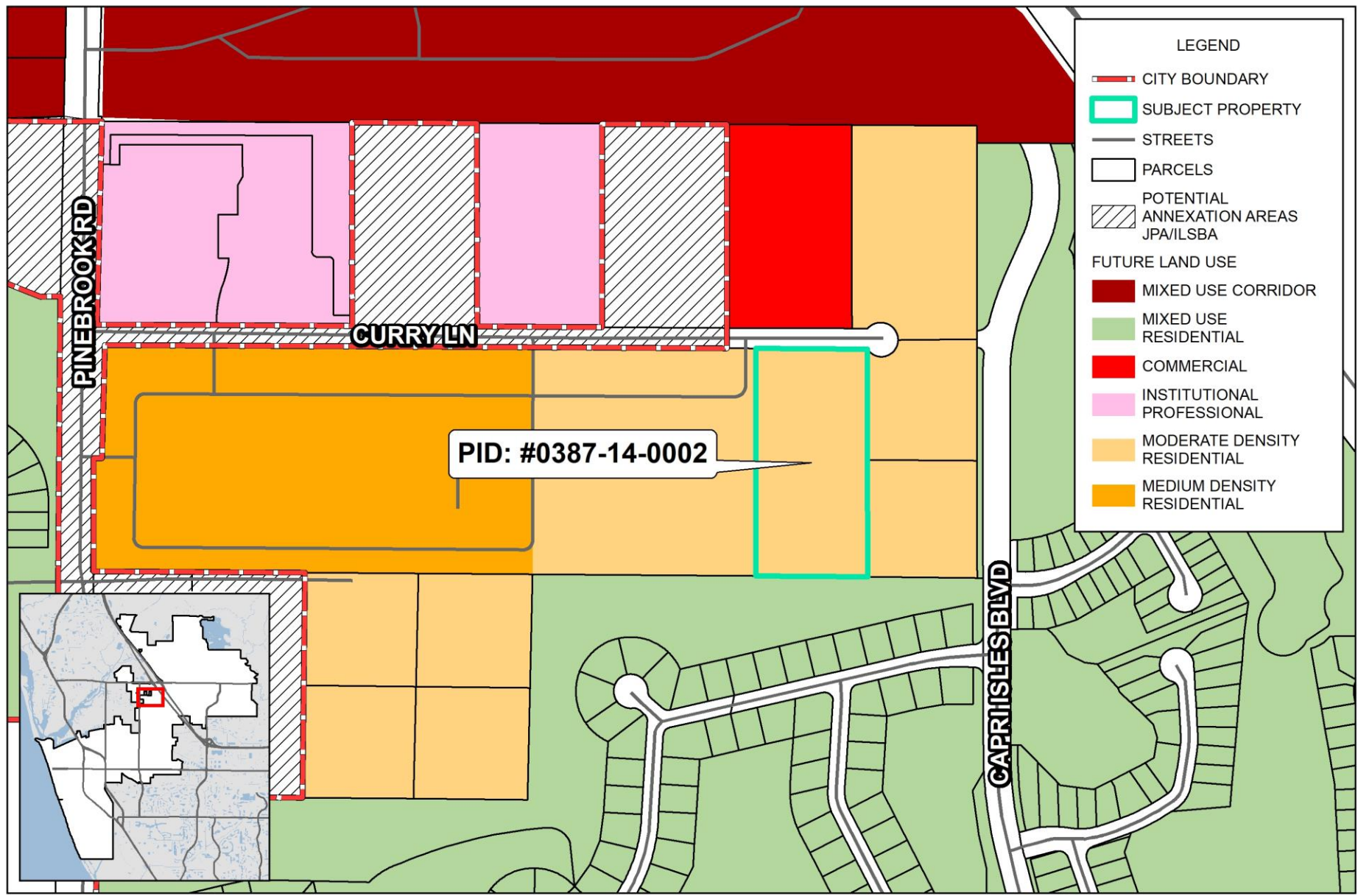


# EXISTING AND PROPOSED CONDITIONS

Existing and Proposed Future Land Use and Zoning Maps, Site Photos,  
Surrounding Land Uses



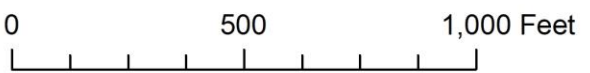
# EXISTING FUTURE LAND USE MAP



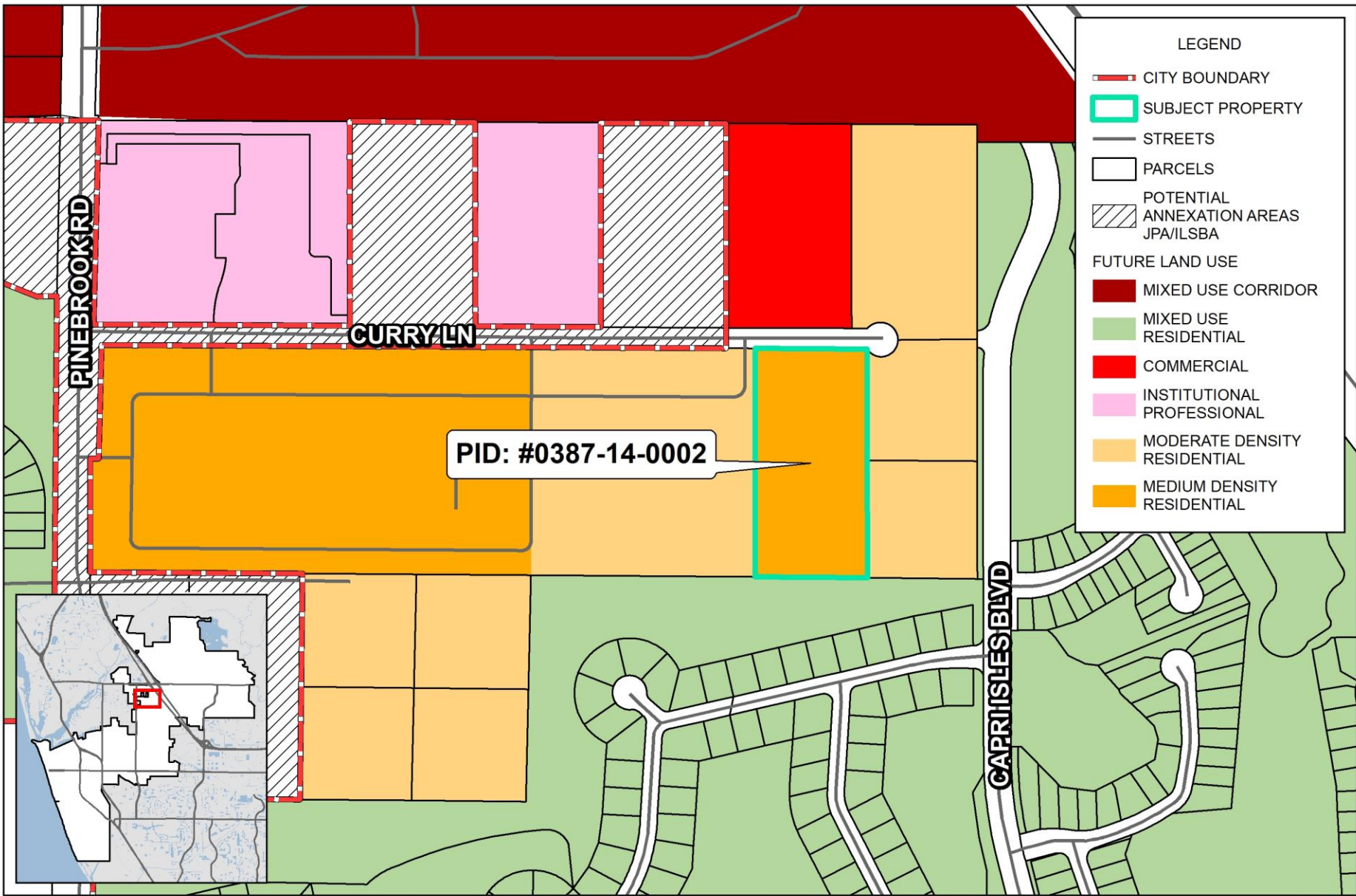
## CURRY LANE APARTMENTS



FUTURE LAND USE MAP  
PLANNING AND ZONING DEPARTMENT



# PROPOSED FUTURE LAND USE MAP



## CURRY LANE APARTMENTS



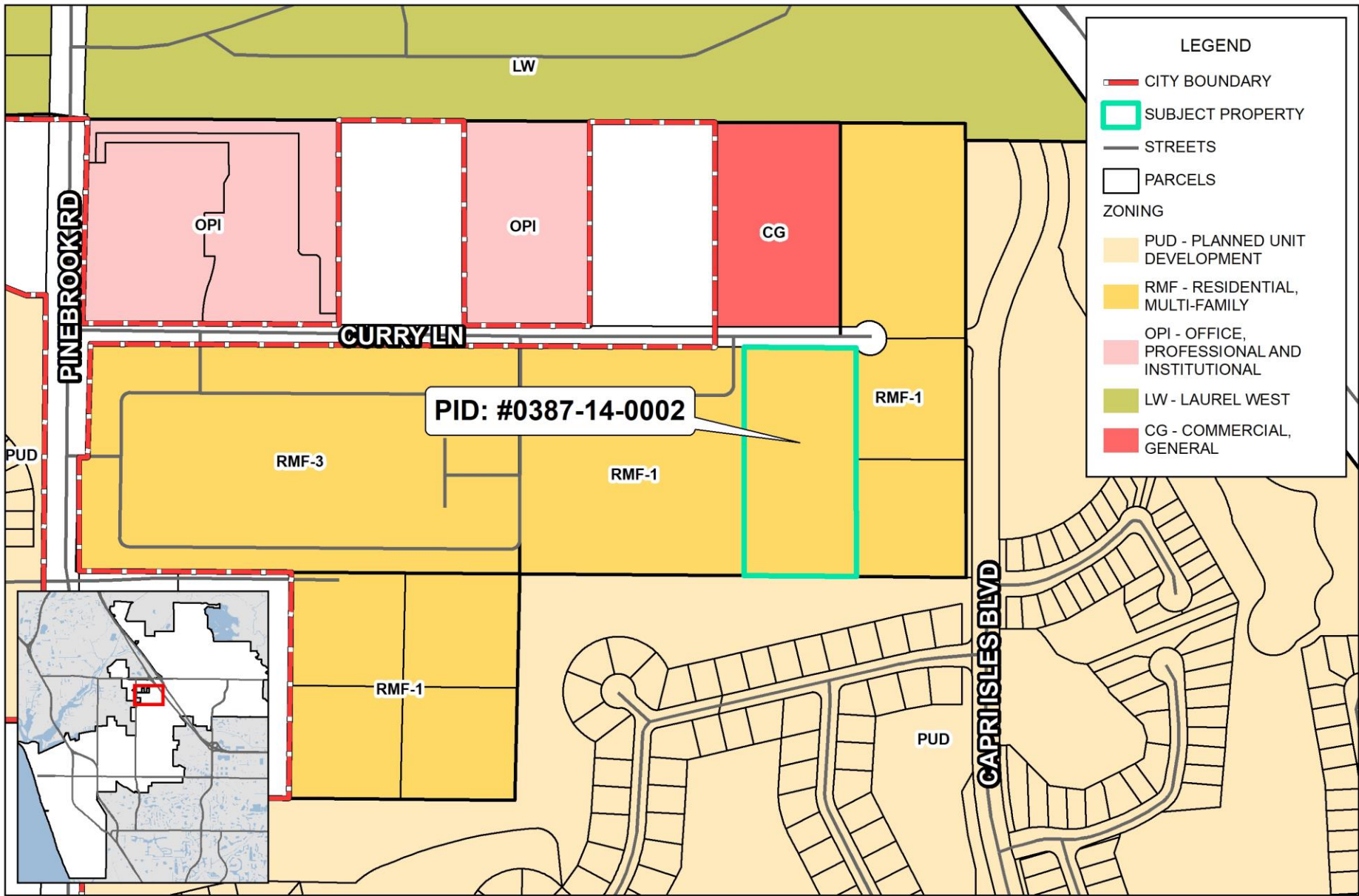
PROPOSED FUTURE LAND USE MAP  
PLANNING AND ZONING DEPARTMENT

0 500 1,000 Feet





# EXISTING ZONING MAP



## CURRY LANE APARTMENTS



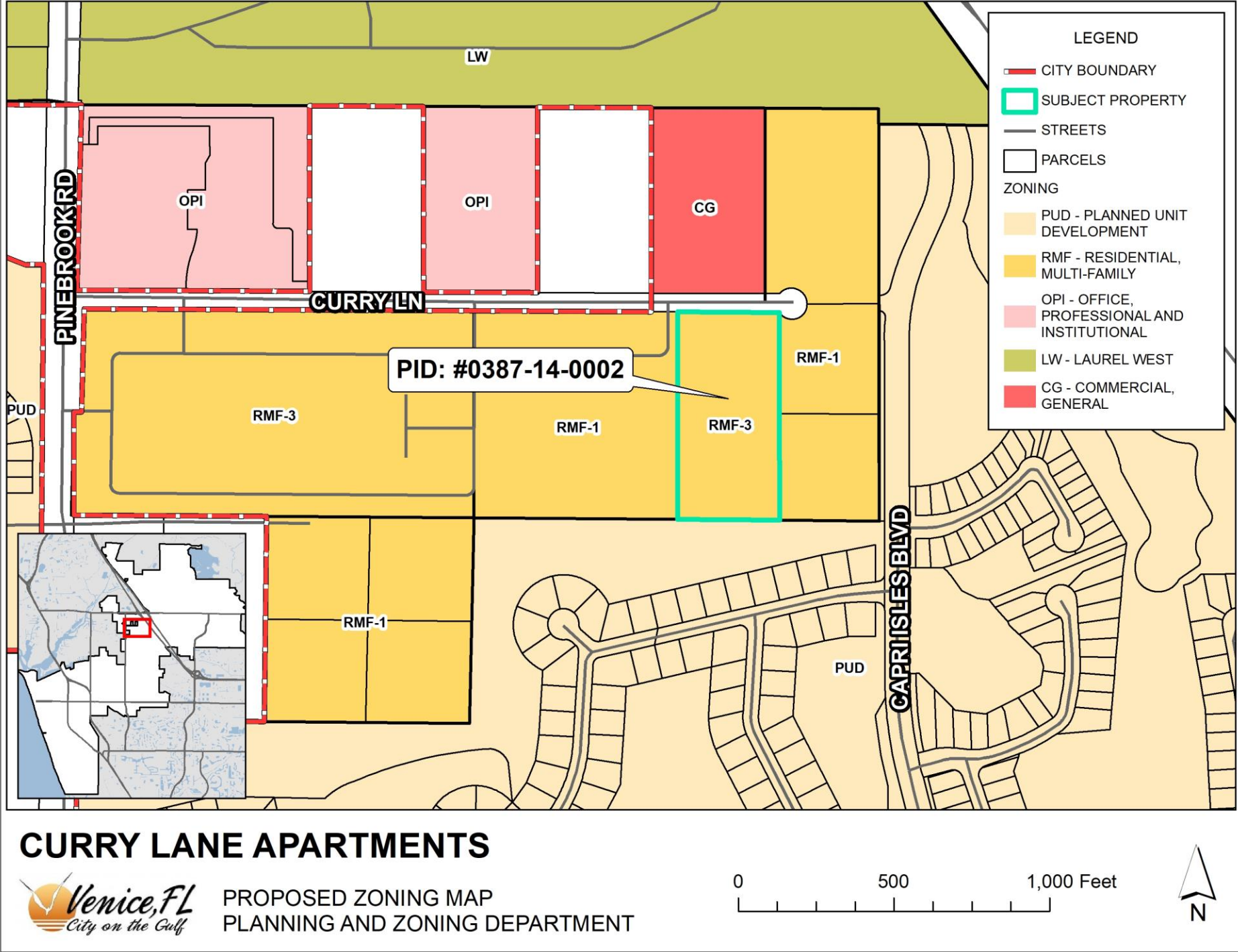
ZONING MAP  
PLANNING AND ZONING DEPARTMENT

0 500 1,000 Feet





# PROPOSED ZONING MAP







# SITE PHOTOS





# SURROUNDING LAND USES

Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Single family home (proposed event venue)	Commercial General (CG)	Commercial
South	Residential (Waterford)	Planned Unit Development	Mixed Use Residential
East	Residential (Curry Lane Townhomes)	Residential, Multifamily 1 (RMF-1)	Moderate Density Residential
West	Residential (Watermark)	Residential, Multifamily 1 (RMF-1)	Moderate Density Residential



# PLANNING ANALYSIS

Comparison of Districts, Comprehensive Plan  
Consistency, Land Development Code Compliance,  
Concurrency/Mobility

# DISTRICT COMPARISON

Standards	Existing Zoning - RMF-1	Proposed Zoning - RMF-3
Density Limit (regulated by Comprehensive Plan)	9.0 du/ac	13.0 du/ac
Maximum Dwelling Units on 5 acres	45	65
Height	35' (46' with height exception) 10' allowed for understory parking	46' (57' with height exception) 10' allowed for understory parking
Lot Coverage	35%	45%
Principal Uses by Right*	Essential Services (Minor), Single Family Attached Dwellings, Multifamily Dwellings, Home Day Care, Group Living	Essential Services (Minor), Single Family Attached Dwellings, Multifamily Dwellings, Home Day Care, Group Living

# COMPREHENSIVE PLAN CONSISTENCY

- ▶ **Strategy LU 1.2.3.c – Medium Density Residential** supports “a variety of residential types – single family attached and multifamily; supports mixed use residential development”
  - ▶ Does not authorize development but will dictate which types may occur
  - ▶ Intent for multifamily residential is appropriate for this designation
  - ▶ Development will be limited 9.1-13.0 dwelling units per acre



# CONCLUSIONS/FINDINGS OF FACT (Comprehensive Plan)

- ▶ Analysis has been provided to help Planning Commission determine consistency with the Land Use Element strategies applicable to the Medium Density Residential future land use designation, strategies found in the Pinebrook Neighborhood element, and other plan elements.

# LAND DEVELOPMENT CODE COMPLIANCE

- ▶ Processed according to procedures in Sec. 87-1.7
  - ▶ No issues identified by the TRC
- ▶ Decision Criteria contained in Sec. 87-1.7.4
  - ▶ Applicant responses in agenda packet
- ▶ Sec. 87-1.2.8.C – Land Use Compatibility Analysis
  - ▶ Responses in agenda packet

# CONCLUSIONS/FINDINGS OF FACT (LDC)

- ▶ The proposed zoning map amendment is compliant, and no inconsistencies have been identified with the LDC.



# CONCLUSION

► Upon review of the petition and associated documents, Comprehensive Plan, Land Development Code, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for the Planning Commission to make a recommendation to City Council on Zoning Map Amendment Petition No. 23-73RZ.