

To: **Mayor and City Council**  
Through: **Ryan Schroeder, City Manager**  
**Jim Hartshorn, Community Development Director**  
From: **Melissa Sonnek, City Planner**  
Date: **September 14, 2020**

## **Final Reading – Rezoning of 1571 Robert Street**

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### **BACKGROUND INFORMATION:**

At the August 31, 2020 meeting, City Council held a public hearing and approved the first reading to rezone 1571 Robert Street from B6 – Town Center Mixed-Use, to PMD – Planned Mixed-Use Development with B6 – Town Center Mixed-Use underlying zoning. The rezoning is being requested in order to align the zoning of the property with the 2040 Comprehensive Plan as well as to construct a five-story mixed use building containing apartments and retail.

The conditional use permit, site plan, preliminary and final plat were approved along with the first reading of the rezoning during the August 31<sup>st</sup> meeting. However, since rezoning applications must be approved through an ordinance, this requires two readings.

### **PLANNING COMMISSION:**

The Planning Commission met in regular session on August 18<sup>th</sup>, 2020 and held a public hearing. A few people attended the meeting in person and called in to discuss the item. Residents expressed concern about the height of the building, decrease in retail square footage, and adverse effects on traffic in the surrounding areas. Ultimately, the Planning Commission voted 7-0 to recommend approval of the applications, including the rezoning of the property, subject to the conditions recommended by City Staff.

### **STAFF RECOMMENDATION:**

Staff recommends the City Council review the attached ordinance and approve the rezoning of 1571 Robert St. from B6 – Town Center Mixed-Use, to PMD – Planned Mixed-Use Development with B6 – Town Center Mixed-Use underlying zoning.