

Subject: Final Reading to Rezone Multiple Properties near the Intersection of Butler Ave. and Highway 52

Meeting Date: Monday, February 9, 2026	
Submitted/Presented by/Department: Melissa Houtsma, Community Development	
Action Type	
<input type="checkbox"/> Consent Item	<input type="checkbox"/> Discussion/Direction
<input type="checkbox"/> Public Hearing	<input type="checkbox"/> Informational Only
<input checked="" type="checkbox"/> Action/Motion	<input type="checkbox"/> Report
<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Other:
Action	
1. Move to approve the final reading to rezone multiple properties near the intersection of Butler Ave. and Highway 52 from R-4, Multiple Family Residential to either R-3, Townhouse Residential or R-2, Two Family Residential.	
Background	
City staff is recommending rezoning multiple properties in the area of Butler Ave. and highway 52 from R-4, Multiple Family Residential to R-3, Townhouse Residential or R-2, Two Family Residential.	
Currently the 24 parcels are zoned as R-4, Multiple Family Residential. This designation dates back multiple decades and while there are several duplexes and a few apartment buildings in the area, the zoning for high density, multi-family housing of today (commonly 40 units per acre) does not align with how the area was ultimately developed and as it currently exists. Rezoning the properties would also bring the zoning of the properties into compliance with the future land use in the 2040 Comprehensive Plan, which was recently amended to guide these properties as Medium Density Residential.	
Attachments	
Zoning map (current and proposed) Ordinance	
Previous Relevant Actions	
01/26/2026 City Council Meeting - Staff Memo	
Alternatives	
If city council is not satisfied with the proposed amendments as written, please advise staff of the desired changes and/or recommendations.	
Financial	
Budgeted: <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No Financial Impact
Fund: N/A	
Department: N/A	

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Account: N/A	
Amount: N/A	