

To: **Mayor and City Council**

Through: **Ryan Schroeder, City Manager**
Jim Hartshorn, Community Development Director

From: **Melissa Sonnek, City Planner**

Date: **August 17, 2020**

Final Reading – Rezoning of 1201 Robert St. and 50 Signal Hills Ave.

BACKGROUND INFORMATION:

At the July 27, 2020 meeting, City Council held a public hearing and approved the first reading to rezone 1201 Robert Street and 50 Signal Hills Avenue from B4 – Shopping Center, to PMD – Planned Mixed-Use Development with B4 – Shopping Center and R4 – Multiple Family Residential 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 two apartment buildings totaling to 393-units.

The conditional use permit, site plan, preliminary and final plat were approved along with the first reading of the rezoning during the July 27th 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 July 21st, 2020 and held a public hearing. Several people attended the meeting in person and called in to discuss the items. Ultimately the Planning Commission voted 7-0 to recommend approval of 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 1201 Robert Street and 50 Signal Hills Avenue from B4 – Shopping Center, to PMD – Planned Mixed-Use Development with B4 – Shopping Center and R4 – Multiple Family Residential underlying zoning.