

Memorandum

REPORT TO: City Commission

FROM: Tom Rogers, Senior Planner, Community Development Department
Marty Matsen, Director of Community Development

SUBJECT: PDI Investments, LLC Annexation and Zone Map Amendment for the Establishment of a Zoning Designation of B-2 for a Property Addressed at 2777 North 7th Avenue, Application 20346

MEETING DATE: March 9, 2021

AGENDA ITEM TYPE: Community Development - Legislative

RECOMMENDATION: Having reviewed and considered the staff report, application materials, public comment, and all information presented, I hereby adopt the findings presented in the staff report for application 20346 and move to recommend approval of the PDI Investments LLC Zone Map Amendment, with contingencies required to complete the application processing.

STRATEGIC PLAN: 4.2 High Quality Urban Approach: Continue to support high-quality planning, ranging from building design to neighborhood layouts, while pursuing urban approaches to issues such as multimodal transportation, infill, density, connected trails and parks, and walkable neighborhoods.

BACKGROUND: The City received an application to annex and initially zone an existing parcel that was previously developed. The property contracts for City water but has not connected to City sewer service. Ingress and egress is provide by a single drive isle onto North 7th. The adjacent road rights-of-way was annexed with previous annexations. There is an existing building housing individual businesses on the parcel. The property is wholly surrounded by the City.

UNRESOLVED ISSUES: None.

ALTERNATIVES:

1. Approve the application with the recommended contingencies;
2. Approve the application with modifications to the recommended contingencies;
3. Deny the application based on the Commission's findings of non-compliance with the applicable criteria contained within the staff report; or
4. Open and continue the public hearing on the application, with specific direction to staff or the applicant to supply additional information or to address specific items.

FISCAL EFFECTS: No unusual fiscal effects have been identified. No presently budgeted funds will be changed by this Annexation or Zone Map Amendment. Future

development will incur costs and generate review according to standard City practices.

Attachments:

[20346 PDI Annex-ZMA CC SR.docx](#)

[A1 - Signed - Development Review Application.pdf](#)

[Annexation & ZMA Cover Letter 10-07-20.pdf](#)

[N1 - Noticing Materials Posting.pdf](#)

[ZMA Criteria Narrative 09-28-20.pdf](#)

[Exhibit B - PDI Initial ZMA Exhibit 12-04-20.pdf](#)

[Exhibit A - PDI Annexation Exhibit 12-04-20.pdf](#)

Report compiled on: February 24, 2021