

COUNCIL COMMUNICATION

DATE: August 5, 2010	AGENDA NO. VI, C, 1, a	SUBJECT: Request for Re-zone, Lot 55, Alamosa Park Addition
Department Head: Don Koskelin <i>Don Koskelin</i>		
Department: Public Works		
City Manager: Nathan M. Cherpeski <i>Nathan Cherpeski</i>		
PRESENTED BY: Property Owners		

Recommendation: That council approve the attached ordinance number 14-2010 on first reading and set for public hearing on September 1, 2010 or as soon thereafter as is possible.

Background: The owners of the subject property which is on the north-east corner of First Street and Bell Avenue have requested that this lot be re-zoned from Residential Light Zoning to Residential Medium Zoning so that they can place a duplex in the lot. The Planning Commission held a public hearing on this matter on July 28th, 2010 and recommend that this request be approved. The property does meet all requirements for a re-zone set out in the Alamosa Code

Issue Before the Council: Does council wish to approve this ordinance on first reading and set for a public hearing on September 1,2010

Alternatives: Approve on first reading and set for a public hearing; disapprove on first reading with or without referral to the Planning Commission for further consideration.

Fiscal Impact: There should be no significant financial impact from this proposal.

Conclusion: The Planning Commission found the application to be in compliance with Sections 21-76 of the Alamosa Code and recommend that the request be approved.

Attachments: Planning commission packet; Planning Commission Minutes; Ordinance 14-2010.

Ordinance No. 14 - 2010

AN ORDINANCE RE-ZONING LOT 55, ALAMOSA PARK ADDITION LYING GENERALLY NORTH OF FIRST STREET AND BELL AVENUE AS PORTRAYED ON THE ATTACHED EXHIBIT A, IN THE CITY OF ALAMOSA COLORADO FROM RESIDENTIAL LIGHT (RL) TO RESIDENTIAL MEDIUM (RM).

WHEREAS, the property owners of the subject property as portrayed on the attached exhibit A have filed an application to have said property re-zoned from RL TO RM; and

WHEREAS, this lot abuts lots to the south, with the same zoning and which are developed accordingly; and

WHEREAS, the area for which rezoning is requested has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area; and

WHEREAS, the Planning Commission has considered the application in accordance with the guidelines established in Chapter 21 of the *Code of Ordinances of the City of Alamosa, Colorado*, has passed said application on to City Council with a recommendation that it be approved;

NOW, THEREFORE, IT IS HEREBY ORDAINED by the City Council of the City of Alamosa, Colorado that the Zoning District map for the City of Alamosa shall be and is hereby amended to re-zone the subject properties as depicted on the attached exhibit A, City of Alamosa, Colorado, from RL to RM.

INTRODUCED, READ, AND ORDERED PUBLISHED this 18th day of August, 2010 and a public hearing hereon fixed for September 1, 2010 or as soon thereafter as the matter may be heard.

APPROVED, PASSED, ADOPTED AND SIGNED after public hearing this 1st day of September, 2010.

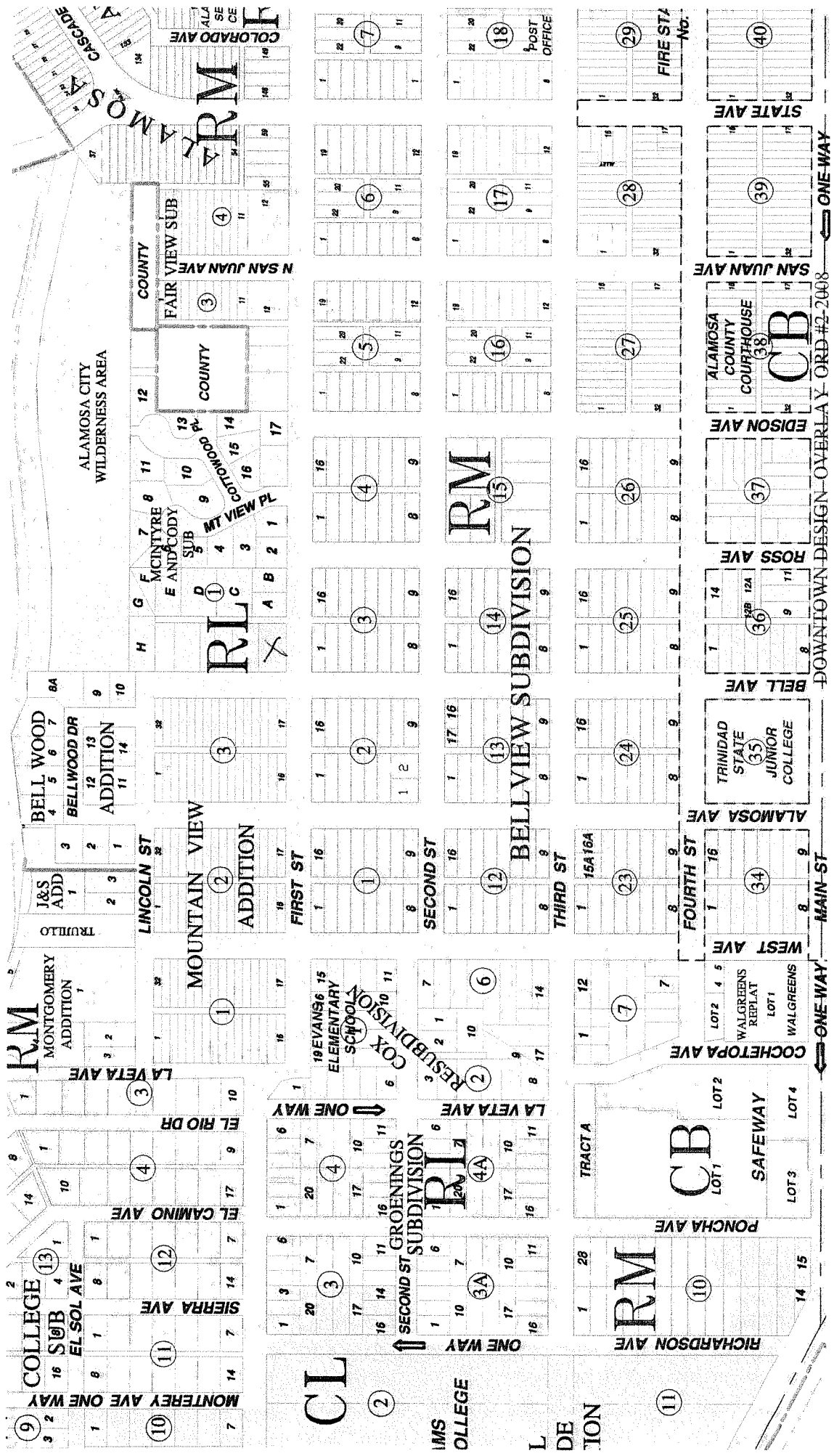
CITY OF ALAMOSA

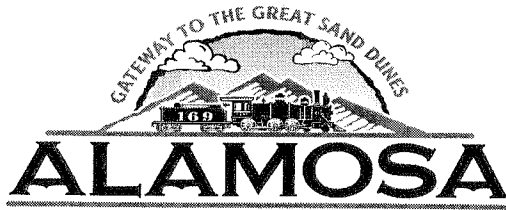
By _____
Kathleen J. Rogers, Mayor

ATTEST:

Judy A. Egbert, City Clerk

Rezone request
Residential Light to Residential Medium Density
Northeast corner of First St. and Bell Ave.





MEMO

To: Planning Commission Members
From: Don Koskelin
Subject: Request for Re-zone, Lot 55, Alamosa Park Addition

Date: July 22, 2010

I have reviewed the attached application for a re-zone of the affected property and recommend that it be approved. The property does not appear to ever have been developed for any purpose. After all the years of being vacant I suspect the market simply would not support a new single family structure here. A duplex would not have a significant impact on traffic over a single family dwelling unit and this is an area that appears to be transitioning from owner occupied single family dwellings to rental properties. The property is adjacent to residential medium zoned property on the south side of 1st Street and meets all other criteria for re-zone.

City of Alamosa
Planning Commission
July 28, 2010
6:00 p.m.
Minutes of the Meeting
EXCERPT

The regular meeting of the Planning Commission was called to order on the above date at 6:00 p.m. by Chair Mark Manzanares. Present were the following members: Robert McWhirter, Don Thompson, and Shirley White. Excused: Don Martinez and Debbie Clark. A quorum was declared. Staff present: Don Koskelin, Jeff Rilling and Julie Scott.

* * *

The request of Gregory R. Goodwin for a rezone of property from Residential Light Density (RL) to Residential Medium (RL) to allow construction of a duplex. The property affected is Lot 55, Alamosa Park, lying generally at the northeast corner of First St. and Bell Ave.

Manzanares: Please come forward and state your name.

Goodwin: Greg Goodwin, 195 Edgemont. I own this lot and I'm here to request the zoning change for several reasons. It's a large lot – 80 x 150 the way it's set up it's configured for a wider home which lends itself to a duplex. I own a duplex on First St. on the north side. I don't think putting a duplex on this lot will change the dynamics of the neighborhood all up and down First St. there are multi-family units. I have tried to sell it for years and a single family residential lot and have not had very good luck. I have either two types of buyers interested, one was for a duplex but I don't want to buy it until I know I can build one on there and the other buyers who would like to put a manufactured home on the lot. Personally, I don't want see a manufactured home going in there. I don't think there are any restrictions that would stop them from doing that. It's still up in the air if I'm going to sell it. If I keep it, I'll put a duplex on it. Getting this done will be one step ahead. I'm in business, I sell property for a living, going back to someone who wants to sell a residential home all the buyers are looking to build in an established new neighborhood – the Golf Course, Riverwood Estates, Riverbend, River Trece.

Manzanares: Anyone who wants to speak on behalf of the proposal? Against? State your name and address.

Chapman: Cindy Chapman, 905 First St. My house would be directly to the east of this lot. I've talked to Greg, I worry about property values decreasing. I purposely bought two lots so I would have a larger area and set my house so the entrance would not be from First St. but the alley. My concern is encroachment on that part and the positioning of the house.

Manzanares: Anyone else? We will close the public hearing.

Thompson: When I looked at the property I can understand not being able to place a single family residence there and concur with the changing to a duplex. I believe having something there is better than having an empty lot there. I would support the zoning change. A duplex would still not be crowding.

Manzanares: Are you looking at just a duplex? Does it open it to a triplex?

Rilling: Yes. He does have the required footage.

M/S/C. Thompson, McWhirter. Motion made to recommend approval of the request of Gregory Goodwin for a rezone of property from Residential Light Density to Residential Medium for construction of a duplex. The property affected is Lot 55, Alamosa Park.
(Unanimous)

The applicant was informed that as a rezone it would go to City Council as an ordinance change and the first reading would be August 18th. The second reading and public hearing would be on September 1, 2010.

For the record, all adjacent property owners were notified of the public hearing.