



Report to:

**Planning and Zoning  
Commission**

Case No.: ZON19-06

**Meeting Date:** September 10, 2019

**Subject:** Map Amendment (rezoning): 1701 Farrar Dr from R-2, Two Family to R-3, Multifamily

**Background:** The subject property was recently purchased by the applicant. The property has been vacant and poorly maintained for several years. The building has declined to the point that rehabilitation may not be possible.

The applicant seeks to demolish the existing building and redevelop the property with a multi-family building. The property size would allow for up to 4 dwelling units.

**Application and Notice:**

Applicant/Owner - Rong Chen of J&R Property Services, LLC  
Public Notice - Letters mailed to property owners within 300 feet; Legal ad in the Rolla Daily News; signage posted on the property; information available on city website  
Submission Date - July 31, 2019  
City Council Date - September 16, 2019

**Property Details:**

Current zoning - R-2, Two Family  
Current use - Vacant duplex building  
Proposed use - Rezoning to R-3, Multifamily to allow for a multi-family development  
Land area - Approximately 10,000 sq. ft.

**Public Facilities/Improvements:**

Streets - The subject property has frontage on 18<sup>th</sup> Street, an arterial road; and Farrar Dr and Missouri Ave, both local streets  
Sidewalks - Sidewalks are located on the opposite sides of 18<sup>th</sup> Street and Farrar Dr  
Utilities - The subject property should have access to all needed public utilities  
Drainage - Drainage will be reviewed at the time of development

**Comprehensive Plan:** The Comprehensive Plan designates the subject property as being appropriate for low density residential uses. However, the Comprehensive Plan does designate properties across 18<sup>th</sup> Street to the north as being appropriate for medium density residential uses. The subject property has frontage on an arterial status road and allows for easy access to park facilities across the street to the east.

**Rezoning Approval Criteria:**

A rezoning application must be reviewed to ensure that the following criteria are considered:

1. Consistency with the intent of the adopted Comprehensive Plan;
2. Changed or changing conditions in the neighborhood;
3. Compatibility with the uses permitted in the immediate vicinity;
4. Adequacy or availability of utility service and facilities;
5. Impacts on vehicular and pedestrian traffic safety;
6. Correction of an error in the application of this Article;
7. Viability of economic uses of the subject property if the proposed rezoning is denied; and
8. Relevant information submitted at the public hearing.

**Discussion:**

If rezoned, the property size would allow for up to four dwelling units. While the Comprehensive Plan does designate the entire area as being appropriate for low density residential uses, the subject property is located across the street from multi-family zoned properties. The property also has frontage on 18<sup>th</sup> Street, which is classified as an arterial road. Multi-family uses can be used to buffer neighborhoods from high traffic roads.

In addition, the subject property and many nearby properties have been neglected for many years. A new development in the neighborhood could help to spur additional investment.

**Findings:**

1. The proposed rezoning would be consistent with the adjacent medium density residential uses designated in the Comprehensive Plan.
2. The subject property has frontage on an arterial road, as designated by the Major Transportation Plan.
3. The subject property and several nearby properties have been neglected for many years.
4. No plans for redevelopment have been submitted.

**Alternatives:**

1. Find the request meets the criteria for approval and recommend the City Council approve the request for a map amendment (rezoning) of the subject property.
2. Find that the proposed map amendment (rezoning) is not an appropriate use for the property and recommend that the City Council deny the request.
3. Find that additional information and discussion is needed prior to making a recommendation and table the request to a certain date.

**Prepared by:**

Tom Coots, City Planner

**Reviewed by:**

Steve Flowers, Community Development Director

**Date of Preparation:**

September 4, 2019

**Attachments:**

Public Notice Letter, Application