

2. PUBLIC HEARING:

- a. KMR Development, LLC, **MAP AMENDMENT (MA19-08)**, requesting review and approval to rezone property currently addressed as 906 E. Swim Avenue from Residential Two-Family (RT) to Residential Single Family Small Lot (RSS).

Rian presents the map amendment and introduces the applicant or agent.

Stephen Gose with Gose and Associates, 113 E 8th on behalf of the applicant.

- RTE allows single family, but there is a lot area difference. Our maximum lot areas are smaller than the 6,000 sq. ft. required in RT zoning district so this takes it to RSS so that it's a minimum lot size of 5,000 sq. ft. This works with the layout of the preliminary plat we approved last month.

Commissioner Rickelman asked about adding another cut on Lakeview to get another entrance on Lakeview and if there had been any progress on that. Stephen said that as part of this project they will have to build Grandview on the east side of the project taking Grandview all the way to. There will be Benjamin on the west side and Grandview on the eastside, there won't be anything within the block that they are creating.

Vice Chair Buchert opens the public hearing and asks that anyone for or against this item come up to speak; none respond. Vice Chair Buchert closes the public hearing.

Rian presents the findings:

- The Land Development Code allows for the construction of single family lots in the RSS district.
- The Map Amendment is needed to allow for the development of the property with single family residential units.
- The property is entirely surrounded by other properties in the RSS, Small Lot Single Family Residential district.
- The proposed use will be for twelve single family residential lots.
- The Comprehensive Plan calls for low density residential uses in this area.

Rian presents the alternatives:

- Accept findings and recommend that the City Council approve the proposed map amendment as presented.
- Find that the map amendment is not an appropriate use for the property based upon the impacts to the surrounding vicinity and do not recommend that the City Council approve the map amendment.
- Find that additional information or discussion is needed prior to making a recommendation and table the request to a certain date.

Commissioner Jerome moves to accept finding and approve as presented, Commissioner Shanahan seconds.

Roll call:	Thielman-Braun	Buchert	Shanahan	Rickelman	Jerome
	Absent	Yes	Yes	Yes	Yes

Time: 4 minutes