



Office of the City Administrator

To: Mayor Welch, Milton Plan Commission
From: Al Hulick, City Administrator
Date: June 18, 2019
Subject: Public Hearing, Discussion and Possible Action Regarding a Request to Rezone Land Along North Janesville Street from R4 – Residential to R3 – Residential.

Summary

Bonson Construction recently purchased 9.1 acres of land along North Janesville Street. This land is currently developed with one single family residence. However, the property is split into two parcels with the northern 3.2 acres being zoned R4-Residential District and the southern 5.9 acres zoned R3-Residential District. Because the developer is looking to subdivide the entire 9.1 acres for single and possible two-family development, the northern 3.2 acres would need to be rezoned to R3-Residential District before the entire 9.1 acres can be further subdivided.

Background

Effectively, the entire 9.1 acre site is zoned for residential development, and could be developed today with single and two-family homes by right. However, the owner of the land would like to further subdivide the two parcels, which would require all of the land within the subdivision to have the same zoning. Therefore, in order to have the northern 3.2 acres and the southern 5.9 acres zoning match, rezoning the northern portion to R3-Residential would allow for the subdivision to occur.

The owner of the land has not formally submitted a residential subdivision plat yet, but has expressed his interest to the City to develop this land with single and two family homes. The Comprehensive Plan designates the subject site as Planned Neighborhood on the future land use map. Therefore this proposed rezoning and future subdivision would be consistent with established City plans.

Rezoning the property from R4-Residential to R3-Residential is a “down zoning.” What this means is that the R3-Residential zone district is a less intensive zoning classification. Larger multi-family developments are not permitted in the R3-Residential zone district.

In accordance with City Ordinances, the Plan Commission is required to hold a public hearing on the proposed rezoning. All affected property owners who adjoin this site were notified of the public hearing.



Recommendation

City Staff recommends approval of the proposed rezoning of land along North Janesville Street from R4-Residential District to R3-Residential District.