

## Plan Commission Report

**Agenda Item:** Public Hearing, Discussion, and Possible Action Regarding a Request to Rezone Property Along Arthur Drive from B2 to R4.  
**Meeting Date:** September 6, 2022  
**Presenter:** Al Hulick, City Administrator  
**Department:** City Administration

**Conformance with Strategic Plan:**

- Affordability & Financial Stability
- Safe, Inclusive, Welcoming Community
- Diverse Opportunities for Fun and Life-Long Learning
- High Performing Organization with Professional Staff
- Environment for Business Success with Thoughtful Growth and Development

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### Summary

Whitewater Housing Services has submitted a request to rezone vacant property along Arthur Drive. Currently, the vacant property is “split-zoned” between B-2 and R-4. The request would zone the entire property R-4 to allow for the construction of a multifamily residential building.

### Analysis and Key Issues

The subject site is currently “split zoned.” By City Ordinance, properties are only allowed one zoning designation. Therefore, the request to have the entire property zoned R-4 is consistent with City Ordinances, the City’s Future Land Use Plan, and the developers’ intentions to develop the property with multi-family residential.

The land directly west and adjoining the site is currently zoned R-4 and developed with multi-family residences. The land directly east and across Arthur Drive from the subject site is zoned B-2. Therefore, the requested rezoning would not create a zoning island.

The developer has not brought forth development plans for the site, but has indicated to staff and on the rezoning application that their intentions are to develop the site with mutli-family residences.

A Public Hearing is required at the Plan Commission level for rezoning requests. Notice was sent to all property owners within 250-feet of the subject site to notify them of the schedule public hearing.

### Fiscal Impact

There is no fiscal impact to the City of Milton for this rezoning request.

### Recommended Motion



Following the Public Hearing, the City Administration recommends the Plan Commission forward a favorable recommendation to the Common Council to rezone the subject property along Arthur Drive to R-4.

**Attachments**

- Rezoning Application
- Notice of Public Hearing