

## Rezone Application Narrative for 2307 N Airport Rd

P21-132  
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COMMUNITY  
DEVELOPMENT

1. This application is requesting a site-specific rezone of 2307 N Airport Rd, parcel 652733, from Residential Suburban to Residential High Density. The total site is 2.34 acres on the northwest corner of Airport Rd and future Idaho Ave improvement. The site is relatively flat and with mostly pasture grass and a small single-family house on the east end and Mercer Creek following the west property line. The surrounding land use is high density multifamily buildings to the north and south, single family houses and medium density apartment buildings. The current zoning of R-S is inconsistent with surrounding land use, housing needs and comprehensive plan. In addition, the back half of 2249 N Airport Rd, parcel 712733 is requested to be rezoned from Residential Medium Density to Residential High Density at request of City Staff to eliminate split zoning.
  
2.
  - A. The conditions of the property and land use needs have changed dramatically since the last update to its zoning two decades ago. The City has expanded rapidly and as the area of the site has experienced infill of higher density rental developments with more needed with single family developments going elsewhere in town.
  
  - B. The rezone is critical to the area as the current as it will allow for the higher density development that the City has acknowledged is required to help alleviate the housing shortage of the town. With development thus encouraged on the site there will be more incentive for a project will trigger the remaining improvement of Idaho Ave as well as sidewalk improvements along Airport Rd assisting in the traffic and pedestrian flow from the growing population to the north commuting south into town.
  
  - C. The parcel is in the Urban Neighborhood area portion of the Future Land Use Map on page 29 of the Comprehensive Plan. The Residential High-Density zone is intended for the Urban Neighborhood area type shown stated in ECC 15.300.040(D).
  
  - D. ECC 15.300.040(A) additionally implies that RS is not an allowable zone the Urban Neighborhood use area. RS is also an inconsistent zone as it is for “areas characterized predominantly by single-family dwellings,” while the area around the site is predominantly larger scale multifamily developments which is what the RH zone is intended for. The neighboring parcel to the south is zoned RH with a mid-rise apartment building on and so rezoning the parcel in question would create consistency in the neighborhood.