

COMMUNITY PROJECT/REZONING

Ordinance Fact Sheet

Case No. CD-CPC-2020-00086

Brief Title

Approving the E 29th St and Benton Blvd PIEA General Development Plan on approximately 2.057 acres generally located at the northwest corner of E 29th St and Benton Blvd, and declaring said area to be blighted and in need of redevelopment and rehabilitation. (CD-CPC-2020-00086)

Details

Location: northwest corner of E 29th St and Benton Blvd

Reason for Legislation: PIEA findings of blight and General Development Plans require ordinance approval by the City Council.

At its August 4, 2020 meeting, the City Plan Commission recommended approval without conditions of CD-CPC-2020-00086.

EXISTING CONDITIONS

The site is loosely bounded by Victor St to the north, Benton Blvd to the east, E 29th the south, and existing single-family homes to the west. The existing "Chase Apartments" make up the southern two parcels consisting of 48 multi-family dwelling units of 45,420 sq ft spread over two 3-story buildings. The northern parcel consists of a former large single-family home that was previously converted in to a 5-unit building by a previous owner.

NEARBY DEVELOPMENTS

North: Mostly single-family homes with one converted into a duplex building

East: Mostly single-family homes, with one converted into a duplex building, and one converted into a multi-unit building, and one vacant lot

South: Mostly single-family homes, with one converted into a duplex building, and one converted into a multi-unit building, and one vacant lot

West: Single-family homes

MAJOR STREET PLAN

The eastern side yard property line of the most easterly placed apartment building abuts Benton Blvd. which is an established Boulevard roadway under the city's adopted Major Street Plan.

KEY POINTS

- The intention of the proposed PIEA General Development Plan and finding of blight analysis is to find funding mechanisms to help with the rehabilitation costs of the three existing buildings.

Ordinance Number

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	1 st District (Hall, O'Neill)
Applicants / Proponents	Applicant Steve Ward Ward Development Services City Department City Planning & Development Other
Opponents	Groups or Individuals Basis of Opposition
Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against
Board or Commission Recommendation	City Plan Commission (6-0) 08-04-20 By Allender, Baker, Crowl, Enders, Rojas, Sadowski <input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken <input type="checkbox"/> For, with revisions or conditions (see details column for conditions)
Council Committee Actions	<input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold

PLAN REVIEW

Area Plan Analysis

The Heart of the City Area Plan recommends Residential Medium Density land use for the southern two parcels with existing apartment buildings, and Residential Urban Low Density land use for the northern parcel. The request conforms to the land use recommendation of the area plan for the southern two parcels as Residential Medium Density. However, the northern parcel does not conform to the recommended land uses in the area plan of Residential Low Density for the existing converted single family home into a 5 dwelling unit building.

Blight Analysis

City Staff does not comment on whether the site is blighted or not, however a blight analysis prepared by Belke Appraisal & Consulting Services, Inc. determines that the area is blighted.

PROFESSIONAL STAFF RECOMMENDATION

City Planning and Development Staff **recommends approval of the General Development Plan** on the application, plans, and documents provided for review prior to the hearing.

See City Plan Commission Staff report for more information and additional detailed analysis.

	<input type="checkbox"/> Do not pass
Policy or Program Change	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Operational Impact Assessment	n/a

Finances

Cost & Revenue Projections – Including Indirect Costs	n/a
Financial Impact	n/a
Funding Source(s) and	n/a

Appropriation Account Codes	

Fact Sheet Prepared By: Christopher Hughey, AICP Staff Planner	Date: 08/18/2020	Initial Application Filed: May 7, 2020
Reviewed By: Joseph Rexwinkle, AICP Division Manager Development Management	Date: 08/18/2020	City Plan Commission: August 4, 2020 Revised Plans Filed: Not applicable
Reference Numbers: Case No.'s CD-CPC-2020-00086		