

1883 Norfolk Avenue

October 12, 2022 – City Council
#22-088-531 – Rezone from R3 one-family residential to RM2 medium-density
multiple-family residential



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Surrounding Uses

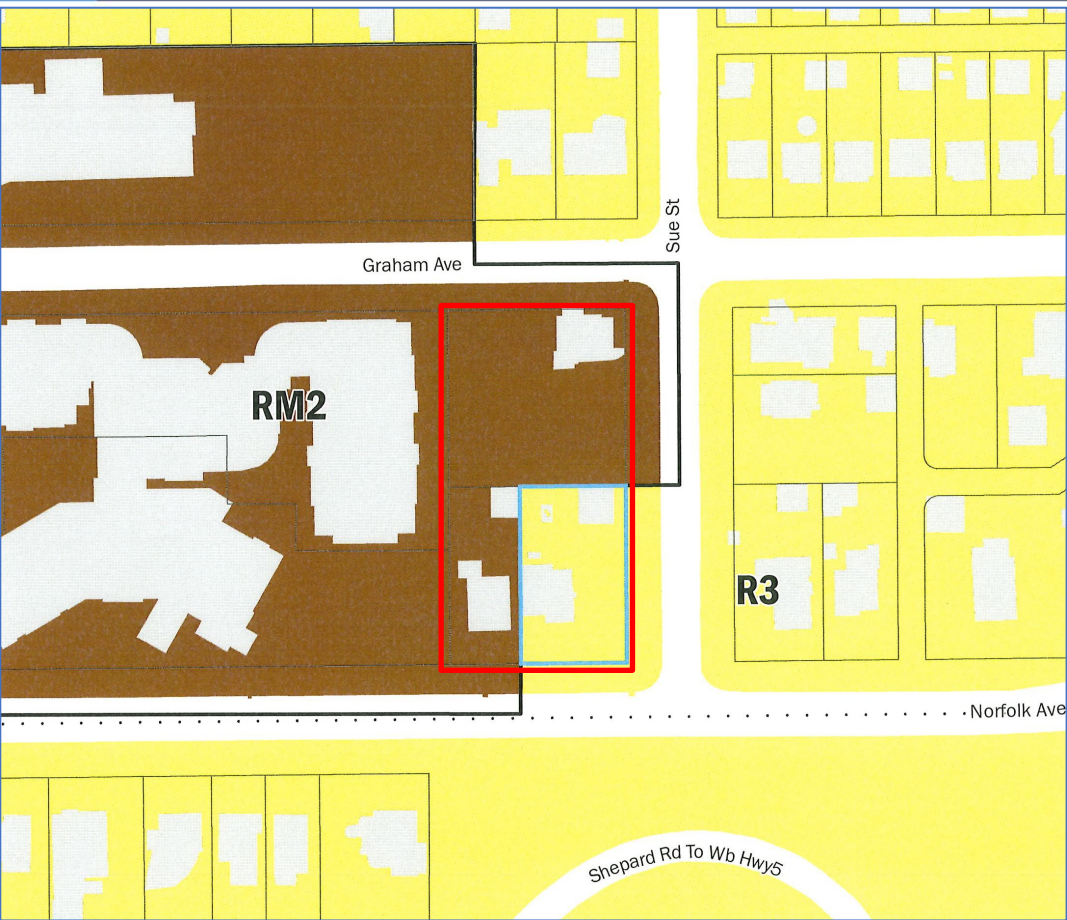


Subject Parcel(s) Outlined in Blue

Subject Parcel(s)	Single Family Attached	Mixed Use Commercial and Other	Major Highway
ParcelPoly	Multifamily	Industrial and Utility	Railway
Farmstead	Office	Extractive	Airport
Seasonal/Vacation	Retail and Other Commercial	Institutional	Agricultural
Single Family Detached	Mixed Use Residential	Park, Recreational or Preserve	Undeveloped
Manufactured Housing Park	Mixed Use Industrial	Golf Course	Water



Zoning



Subject Parcel(s) Outlined in Blue

Subject Parcel(s)	RM2 Multiple-Family	BC Community Business (converted)	F1 River Residential
ParcelPoly	RM3 Multiple-Family	B2 Community Business	F2 Residential Low
RL One-Family Large Lot	T1 Traditional Neighborhood	B3 General Business	F3 Residential Mid
R1 One-Family	T2 Traditional Neighborhood	B4 Central Business	F4 Residential High
R2 One-Family	T3 Traditional Neighborhood	B5 Central Business Service	F5 Business
R3 One-Family	T3M T3 with Master Plan	IT Transitional Industrial	F6 Gateway
R4 One-Family	T4 Traditional Neighborhood	ITM IT with Master Plan	VP Vehicular Parking
RT1 Two-Family	T4M T4 with Master Plan	I1 Light Industrial	PD Planned Development
RT2 Townhouse	OS Office-Service	I2 General Industrial	CA Capitol Area Jurisdiction
RM1 Multiple-Family	B1 Local Business	I3 Restricted Industrial	



Project Description



- 72-unit multi-family housing development
- Four stories (53'-10")
- 35 structured parking spaces / 20 surface parking spaces
- Proposed rezoning from R3 to RM2
- Conditional Use Permit for 58' building height (*approved*)
- Variance for front yard setback (25' required, 14'-7" proposed) (*denied*)
- Variance for floor area ratio (1.98 maximum, 2.25 proposed) (*denied*)



Findings

Rezoning

- The proposed zoning is consistent with the way this area has developed.
- The proposed zoning is consistent with the Comprehensive Plan.
- The proposed zoning is compatible with the surrounding uses.

Finding is met

Finding is met

Finding is met



Recommendation

Based on the findings in the staff report, **staff and Planning Commission recommend approval** of the proposed rezoning from R3 one-family residential to RM2 medium-density multiple-family residential at 1883 Norfolk Avenue.

Highland Park District Council (District 15)
voted to support the project.

26 letters and 5 speakers in opposition
during the Zoning Committee public hearing.

End



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