

ITEM #:	<u>29</u>
DATE:	<u>03-25-25</u>
DEPT:	<u>P&amp;H</u>

### **COUNCIL ACTION FORM**

**SUBJECT: REZONING AGREEMENT AND ADOPTION OF A MASTER PLAN FOR  
5119 LINCOLN WAY & 5001 LINCOLN WAY**

**BACKGROUND:**

**On March 25, 2024, the City Council will consider third reading and adoption of an ordinance rezoning Outlots YY and ZZ of Sunset Ridge Subdivision Twelfth Addition (5119 and 5001 Lincoln Way) from Agricultural (A) to Suburban Residential Low Density Zone (FS-RL) with a Master Plan for the properties.**

**As part of a rezoning with a Master Plan, a Zoning Agreement is required (See Attached). The Zoning Agreement requires the property owner to conform to the Master Plan.**

The owner of the properties at 5119 and 5001 Lincoln Way has reviewed the proposed Zoning Agreement and agreed to the terms which enumerate the Master Plan requirements. The Master Plan, among other details, identifies driveway access points to the site. The exact location of the access points will be determined at the time of consideration of the Special Use Permit by the Zoning Board of Adjustment (ZBA). The ZBA will review the proposed site plan for the proposed church as part of the request for a Special Use Permit.

The final configuration of the site improvements is subject to approval by the ZBA as part of the Special Use Permit approval. Approval of the rezoning and the Master Plan is necessary for the property owner to proceed with development of the site as the location for the proposed Lutheran Church of Hope.

**TRAFFIC STUDY:**

**Staff also noted that the traffic study would be finalized and address a single Lincoln Way driveway scenario prior to third reading.** Although the final design and phasing of driveway construction will be part of the Special Use Permit, the Council was concerned about the Master Plan representation of access points and if traffic on Durant would be unacceptable without initial construction of two driveways.

The traffic study was completed with the additional analysis. The study considered a first Phase 1A 400-seat church development that is not as large as the Phase 1B 750-seat church initially analyzed in the study. The study assumed approximately 190 trips during the peak hour of Sunday morning. Approximately 90% were expected to use the Lincoln Way driveway and 10% were expected utilize Durant. **With these distribution assumptions, no impacts to Durant or Hartford were identified in the study with the first Phase 1A.**

**ALTERNATIVES:**

1. Resolution approving the attached Zoning Agreement and adoption of the Master Plan for 5119 and 5001 Lincoln Way and approve the rezoning ordinance on third reading and adoption of ORDINANCE NO. 4550
2. Decline to approve the Zoning Agreement and adoption of the Master Plan and defer third reading of the Rezoning Ordinance.

**CITY MANAGER'S RECOMMENDED ACTION:**

**The property owner has agreed to the terms of the Zoning Agreement (which includes the Master Plan). The Agreement is required in conjunction with the third and final reading of the rezoning on this agenda.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.

**ATTACHMENT(S):**

[Rezoning Agreement \(5119-5001 Lincoln Way\).pdf](#)

[Rezoning Ordinance 5001 & 5119 Lincoln Way.docx](#)