

MEMO

To: Mayor & City Council

From: Amelia Schoeneman, Planner

Date: April 28, 2026

Subject: Rezoning of property at 4605 and 4510 Hyde

The ordinance rezoning property located at 4605 & 4510 Hyde and adjacent properties to the North (Auburn Trail Development) is attached for City Council's review and consideration for third reading and adoption.

As the requested rezoning is to the Suburban Residential Floating Zone Residential Low Density (FS-RL) Zone, a Master Plan is required. The Master Plan establishes types of uses allowed for the site (single family detached and attached housing), access points, and general open space set asides.

City Council approved on first reading the rezoning with Master Plan on March 24. As part of the approval of the first reading, City Council required a Master Plan to be accompanied by a Zoning Agreement signed by the property owner prior to the third reading of the rezoning ordinance. The Zoning Agreement requires future development comply with the Master Plan.

The Master Plan and Zoning agreement will replace previously approved versions. The main changes include adding the two outlots to the north of 4605 Hyde to the development, changes to the layout of open space within the project, and removing the developer's obligation to construct a shared use path along Hyde Avenue from the zoning agreement. More information on these changes can be found in the [March 24 Council Action Form](#) on the rezoning request.

The applicant will deliver to staff the attached Zoning Agreement signed by the property owner in time for the third reading. This agreement should be approved by the City Council before approving the rezoning on third reading.

ATTACHMENT(S):
[4605 & 4510 Hyde Ave - Rezoning.pdf](#)
[Draft Zoning Agreement](#)