

ITEM #:	36
DATE:	06-23-26
DEPT:	P&H

COUNCIL ACTION FORM

SUBJECT: REZONING TO AMEND APPROVED FS-RM WITH MASTER PLAN FOR THE BLUFFS AT 4899 EVEREST AVENUE&NBSP;

BACKGROUND:

Friedrich Land Development Company is requesting to amend the Master Plan for property located at 4899 Everest Avenue that is zoned Floating Suburban Medium Density (FS-RM). The subject site was part of an overall 2023 Master Plan related to the Bluffs at Dankbar Farm development.

The FS-RM zoned property is just over 9 acres in size and is located south of the Domani II portion of the Bluffs At Dankbar Farms planned along an extension of Columbus and North of the Single-Family development within the Scenic Valley subdivision. (See Attachment A- Location & Zoning Map)

The property is currently an Outlot slated for future development in the Bluffs at Dankbar Farms subdivision. The Bluffs at Dankbar Farms was approved as a Planned Residence District "PRD" subdivision with a mix of housing types in 2023. **However, this property was excluded from the overall PRD zoning and zoned with standard FS-RM zoning with a Master Plan that limited the site to a maximum number of dwelling units to be configured as single-family attached townhomes. The expected unit range was approved at 60-100 units. The unit count was a combination of allocating available sanitary sewer service capacity to the Bluffs development and a desire of mixed single-family housing types. (See Attachment C- Approved Master Plan)**

Since the original approval of the Master Plan, to south of the site single family homes have been built along Everest, small lot Domani homes are planned to the north, and to the northeast a 100+ unit Senior Living Facility has been approved for construction later this year. Immediately to the east across Everest is a remnant county property with one home that was recently annexed. A stormwater facility and open space is immediately to the west of the site.

The proposed amendment maintains the current FS-RM zoning and maximum unit count of 100 units, but has a proposed change in housing types. The previous plan assumed development would exclusively be a townhome community of only single-family attached dwellings, likely configured as private community along private streets with its own amenities and standards separate from the overall Bluffs PRD.

The new proposal adds an option for multi-family apartments. As a result, the proposed Master Plan describes potentially single family detached and attached units along the western and southern portion of the site and multi-family dwellings further east adjacent to Everest Avenue. Based on the proposal, total unit range remains the same at 60-100 units and meets FS-RM standards for density. All of the proposed uses are

allowable within FS-RM zoning. The Master Plan has been updated since the Planning and Zoning Commission meeting to establish a limit of up to 48 Apartments located at the North end of the site.

The developer now desires to have flexibility to develop multiple housing types with lower density and higher density housing. The developer had originally contemplated medium density development on the site where the Senior Living Facility was approved, and now would like to add apartments to the mix of housing for this area. The developer believes the proposed arrangement is an appropriate transitioning of higher and lower densities into the existing and planned neighborhood. As proposed, the developer may propose any mix of units and configuration and is not required to limit the site to any one type of housing.

The apartment component would be required to conform to the FS-RM standards for smaller apartment buildings of up to 12 units per building, subject to public hearing for review and approval of a Major Site Development Plan.

Development of the site as described with the Master Plan will require a subdivision plat to create lots for housing and a Major Site Development plan for any apartment component. Requirements for open space will be determined during the future subdivision process. The developer intends to use the existing regional stormwater detention facility to the west created with the Bluffs development to meet stormwater treatment requirements

PLANNING & ZONING COMMISSION ACTION:

At the June 3 Planning & Zoning Commission meeting the Commission considered the request for rezoning. The commission members discussed the implications of allowing a mix of different housing types with the addition of apartments compared to the original concept of townhomes type development. The Commission focused on the issue of need for apartments balanced with needs for other types of housing. Additionally, the issue of location and compatibility was discussed. Staff described Plan 2040's policies for housing types and that FS-RM zoning allowed for multiple types, which means it would be a case by case evaluation of needed housing type and importantly the compatibility and context of the type of housing requested. Plan 2040 notes that about 60% of housing stock is rental in the City and that there is goal within Plan 2040 to support additional ownership housing opportunities as a percentage of the City housing stock.

Some members felt that apartments were not appropriate at this location due to the general design of the neighborhood to the north, west and south with single family homes. It was noted that other uses were already approved to the east that were not single family residential types of uses and more non-single family housing options were not needed. Other members felt that some small apartments were necessary and should be located in areas among lower density housing to provide more housing options and variety.

The Planning & Zoning Commission voted 4-3 to recommend the City Council approve the rezoning with a maximum of 48 apartment units allowed and subject to a layout showing the location of the apartment units included with the master plan prior to Council. (The applicant has since updated the proposal to reflect the recommended conditions of limiting apartment development)

PUBLIC NOTICE:

Notice was mailed to property owners within 400 feet a sign was also posted. There are very few existing property owners in this area as a developing subdivision, no comments were received.

ALTERNATIVES:

1. Approve the request for rezoning to amend the Floating Suburban Medium Density FS-RM Master Plan to allow for up to 48 apartment dwellings per the attached Master Plan and require an updated Zoning Agreement prior to third reading of the ordinance approving the rezoning.
2. Modify or Deny the request for rezoning from Floating Suburban Medium Density FS-RM with a Master Plan to Floating Suburban Medium Density FS-RM with an amended Master Plan on the basis that the Council finds that the City's regulations and policies are not met.
3. Defer action on this request and refer it back to City staff and/or the applicant for additional information.

CITY MANAGER'S RECOMMENDED ACTION:

The rezoning represents an amendment to the Master Plan for the Bluffs at Dankbar Farms Master plan that was approved in 2023. The amendment is proposing a new mix of medium density development for the site. The expected total unit range is the same as the previously proposed plan and the FS-RM density range is being met.

The primary question with the proposal is the change from a planned single-family attached housing community to potentially a mix of higher and lower density housing and how the mix fits with the planned neighborhood.

The Commission's discussion was insightful about the intent of Plan 2040 and how to apply it at the rezoning level of implementation. Plan 2040 supports many types of housing in the community, with certain areas focused on traditional owner-occupied housing and others for multi-family at medium and high densities. RN-3 is not the primary source of planned multi-family housing options for the Community, but it does not preclude a mix of building types while trying to balance the desire of owner-occupied housing choices as a priority.

In this area, the Senior Living Facility is a version of medium density development and the planned Greenbriar Development to the east of this site is designated RN-4, which intends for a very diverse mix of housing with high, medium, and low-density housing options. These areas address some of the housing variety needs of the community. Staff believes that the City's Plan 2040 does not expect additional Multi-family at this specific site and it is instead an issue of preferred housing types and ability for medium density to be compatible with lower density residential. Limiting the number of apartments is vital to the overall discussion of the request along with consideration of the design of the buildings that will be at smaller scale typically as two-story buildings, all of which is subject to Major Site Development Plan review.

With the option of mixing of housing types within the RN-3 designation, amending the Master Plan to work towards distinct housing types of apartments and single family vs. one homogenous type of a townhome community can be found to not conflict with Plan 2040 goals. Therefore, it is the recommendation of the City Manager that the City Council approve Alternative 1.

ATTACHMENT(S):

[Addendum & Attachments.pdf](#)

[Revised Master Plan.pdf](#)