City Council Agenda Item Request
Submit to Clerk's Office
No later than 30 days before proposed Council meeting

1. **Date submitted to Clerk's Office:** March 13, 2025.

2. **Primary contact person and Department requesting agenda item:** Will Palmquist, Planning & Urban Design.

3. **Requested Council meeting date:** July 22, 2025

4. **Subject:** Conditional zoning request for property located at 93 and 95 Springside Rd.

5. **Action Requested:** Public hearing to consider a conditional zoning request for the properties located at 93 and 95 Springside Rd from Residential Single-Family Medium Density (RS-4) to Residential Single-Family Medium Density - Conditional Zone (RS-4 - CZ) for the purposes of constructing 36 single-family detached housing units.

6. **Note if time sensitive, and why:** No, not time sensitive.

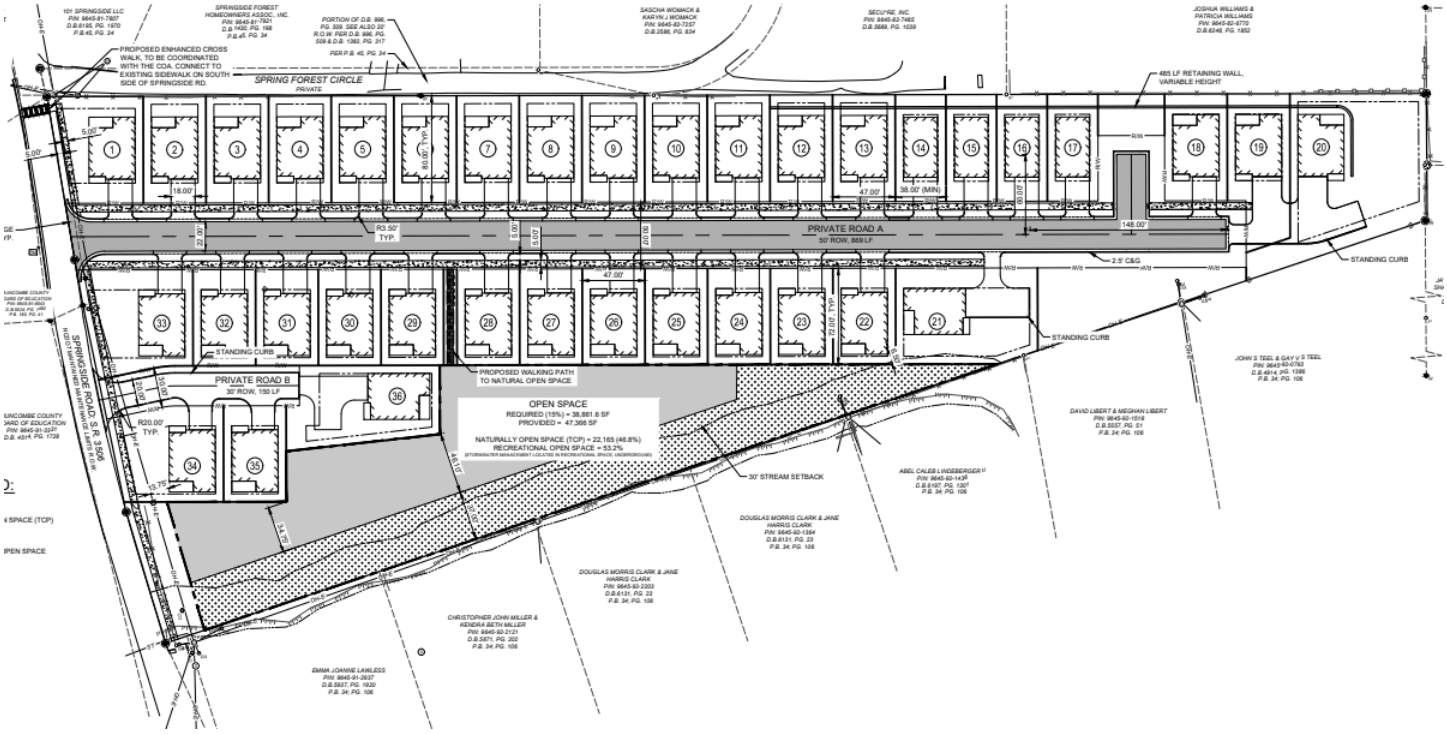
7. **Potential fiscal impact(s) - if known by staff at time of request:** None.

8. **Identify all vendor outreach for Minority & Women Owned Business Enterprises (MWBE).** No vendors associated with the conditional zoning - not applicable.

9. **Identify all Boards, Commissions and Council Committees with tentative dates - add in the vote and recommendation from each Board:**
    - Technical Review Committee (TRC) - Approved pending required revisions on February 17, 2025;
    - Planning & Zoning Commission (PZC) - April 2, 2025 P&Z continued to May 7- recommended approval on 4-2 vote.

10. **Identify key issues:**
    - The parcels are currently zoned Residential Single-Family Medium Density (RS-4)
    - The applicant is requesting a conditional zone in order to receive technical modifications to standards in the RS-4 district, including:
        i. Reducing the required minimum lot size from 8,000 sf to 3,040 sf
        ii. Reducing the minimum lot width from 60' to 38'
        iii. Reducing the building setbacks from 25' front, 10' side, and 25' rear to 15' front, 6' side, and 6' rear
        iv. Removing street tree requirement for "Private Road B".
    - The project proposes to construct 36 single-family detached housing units.
    - The project site totals 5.82 acres and is currently wooded and vacant. The site slopes steeply uphill from Springside Rd to the north.
    - Access to the subdivision is proposed by two new access points off of Springside Rd:
        i. A new private roadway "A" accessing lots 1 through 33.
        ii. A new private roadway "B" accessing lots 34 through 36.
    - New sidewalks are proposed along the north side of Springside Rd as well as along both sides of Private Road A. The sidewalks are proposed to be a minimum of 5'-wide with a minimum 5'-wide utility strip.

Overview Site Plans (North is up):



Building Elevations & Rendering:

