

## **MEMORANDUM**

TO: Members of the St. Cloud Planning Commission

FROM: Matt Glaesman, Community Development Director  
Jim Flaaen, Planning Technician

DATE: October 1, 2013

RE: Northside-Hester Park Neighborhood Rezoning

### **REQUEST**

At the July 9, 2013 Planning Commission meeting the Commission was approached under Open Forum by a resident of the Northside-Hester Park neighborhood asking the Planning Commission to consider a request to rezone the southern portion of the neighborhood, currently zoned R5 – General Multi-Family Residential District, to R1 – Single Family Residential District. The area consists of primarily single-family homes and the desired change in zoning was to prevent the splitting of single-family homes into multi-family uses.

### **BACKGROUND INFORMATION**

The 2003 Comprehensive Plan identified the southern portion of the Northside Hester Park neighborhood as a transition area between the high-density residential and commercial areas of the downtown core to the areas of single and two-family dwellings located to the north. The guidelines from the Comprehensive Plan were influenced by the trends in housing existing at that time as well as the potential for a Northstar Commuter Line station being located in the area that would create the need for additional higher-density housing within the area.

However, in reviewing the resident's request, staff found that the southern portion of the Northside Hester Park has been historically zoned for higher-density housing. Zoning maps from 1970 and 1955 shows that, historically, the southern portion of the neighborhood has been zoned for higher-density residential housing.

Staff reviewed the existing land uses within the neighborhood to evaluate what effect the potential rezoning would have on the existing uses in creating new non-conformities. Staff found that rezoning those properties in the neighborhood currently zoned R5 (137 parcels) to R2 could potentially create 23 new non-conforming uses, or 17%. Rezoning the properties currently zoned R5 to R1 could create 42 new non-conforming uses, or 30%. Similar research was conducted to rezoning the existing properties zoned R2 (81 parcels) to R1, which could create 12 new non-conformities or 15%.

Following staff's presentation of the attached materials to the neighborhood group, the resident has indicated that the Northside-Hester Park neighborhood group would not be seeking to be the applicant for a rezoning change at this time. However, the neighborhood group is open to any discussion, suggestions, recommendations, and/or actions from the Planning Commission on this matter.

### **RECOMMENDATION**

The item is presented for information and discussion.

### **ATTACHMENTS**

Rezoning presentation