



ZON21-28

Sun Rise Luxury Apartments

City Council Hearing– April 26, 2022





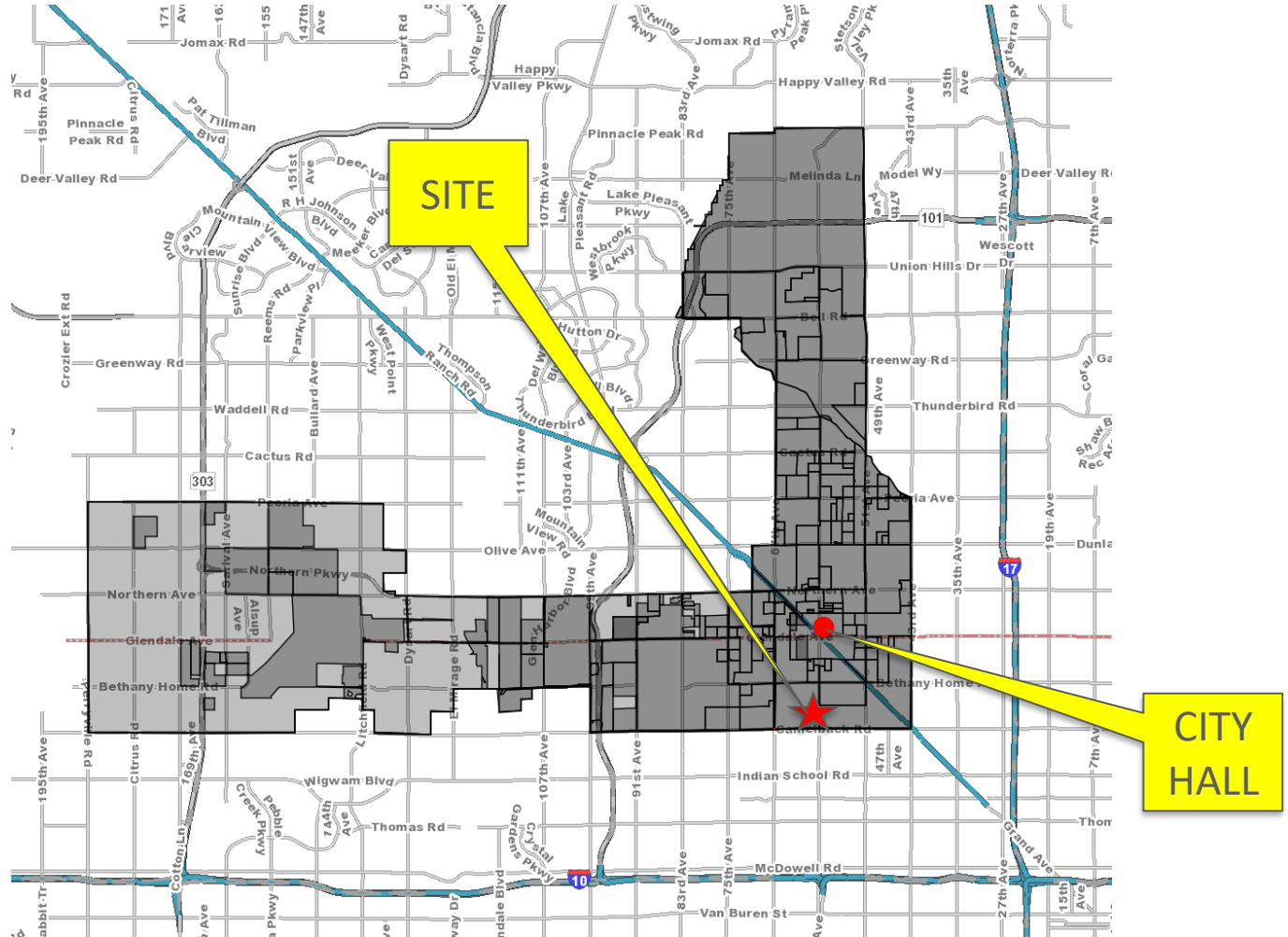
Request

To rezone 10 acres from C-2 (General Commercial) to R-4 (Multiple Residence) to allow for a 120-unit multi-family development.

Applicant /Owner: Francisco Soto /
H & M One Real Estate.

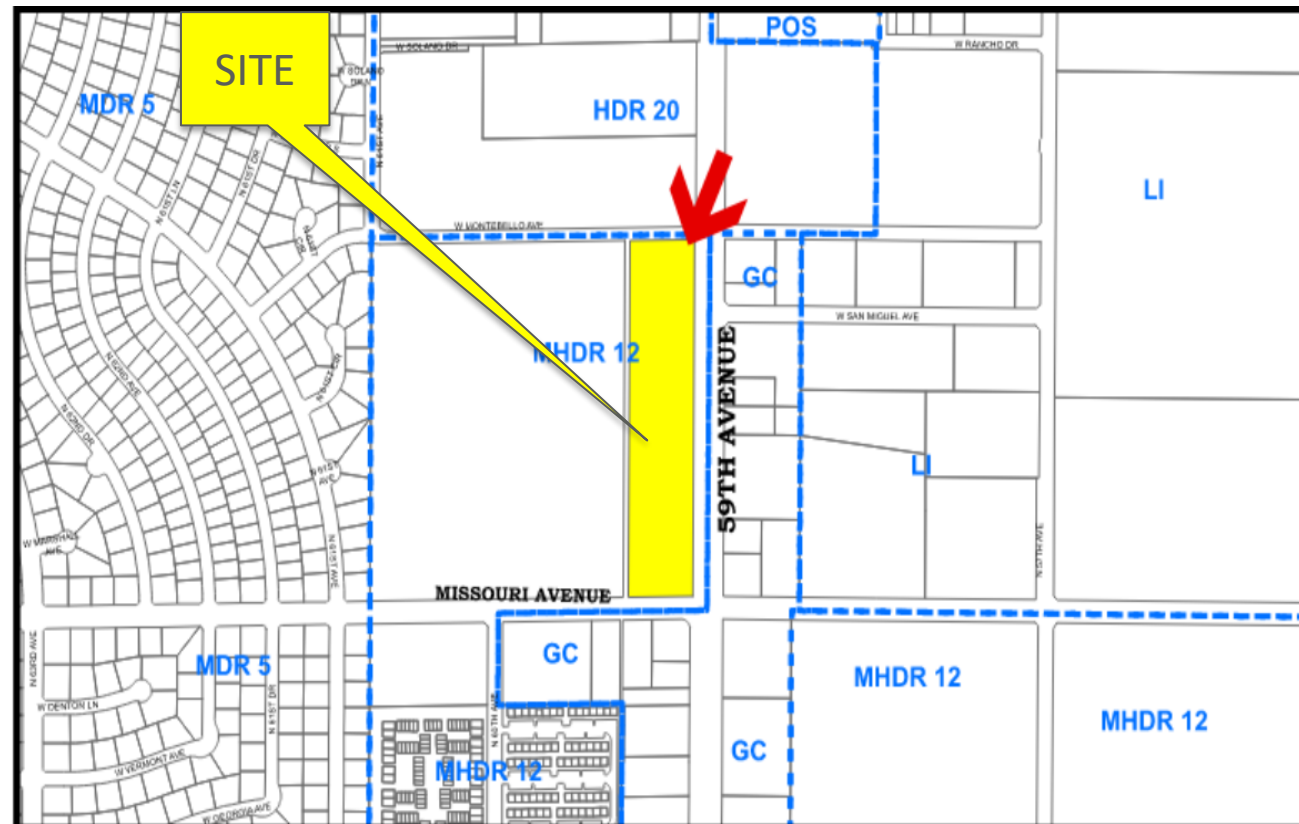
Vicinity Map

NWC of
Missouri
Avenue and
59th Avenue

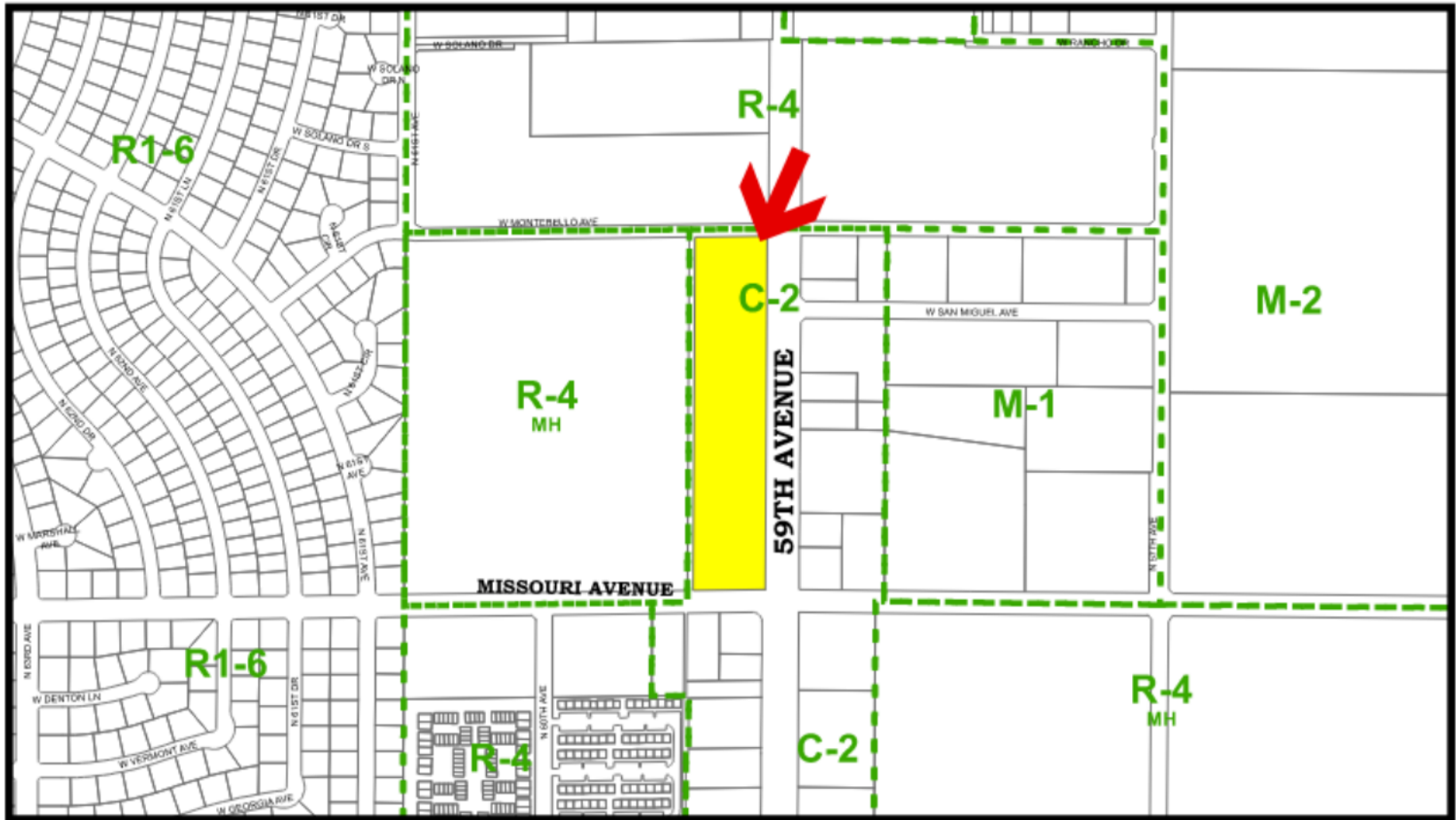


General Plan

The General Plan Designation is MDHR 12 (Medium to High Density Residential, 8.0-12.0 du/ac)



Zoning Map





Analysis / Findings

- Meets General Plan.
- Sufficient infrastructure.
- Increases housing supply.
- Utilizes underdeveloped property and supports infill development.



Recommendation

Planning Commission recommended approval of ZON21-17, subject to 2 stipulations outlined within the staff report.



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Recommended Stipulations

1. Development shall be in substantial conformance with the applicant's site plan dated November 10, 2021, and the applicant's narrative date stamped January 21, 2022.



Recommended Stipulations

2. All sidewalks on public roadways shall be placed within public right-of-way. If additional R/W is required to accommodate sidewalk within turn lanes, it will need to be dedicated as public right-of-way.



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