

**To the Mayor and Members of the City Council****April 5, 2022**

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SUBJECT: PROPOSED COUNCIL INITIATED ZONING CHANGES FOR CERTAIN PROPERTIES LOCATED IN THE MONTICELLO NEIGHBORHOOD IN COUNCIL DISTRICT 7

The April 12, 2022 City Council agenda contains a resolution to initiate the zoning change process for approximately 870 properties in the Monticello Neighborhood in the Arlington Heights Planning Sector. The purpose of the zoning change is to rezone residential and commercial properties in accordance with the Comprehensive Plan policies of preserving the character of rural and suburban residential neighborhoods; encouraging new development in character with the existing neighborhood scale, architecture, and platting patterns; as well as encouraging appropriate infill development in the central city to preserve and protect neighborhoods.

The Comprehensive Plan designates the subject properties as Single Family, Low Density Residential, Neighborhood Commercial, and Public Park. Council Member Leonard Firestone and staff have notified the affected property owners of the proposed zoning change from "A-5" One Family, "A-5" One Family/Demolition Delay, "B" Two Family, "C" Medium Density Multifamily, "CF" Community Facilities, "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial, "FR" General Commercial Restricted, "F" General Commercial, "G" Intensive Commercial, "PD 44" Planned Development 44, "PD 733" Planned Development 733; to "A-10" One Family, "A-10" One Family/Demolition Delay, "A-7.5" One Family, "A-5" One Family, "B" Two Family, "R2" Zero Lot Line/Townhouse, "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial, and "PD 430" Planned Development 430.

The proposed schedule for the zoning change is:

Zoning Commission public hearing May 11, 2022

City Council public hearing and action June 7, 2022

For any questions, please contact Daniel Leal, Assistant Director for Zoning and Design Review, at 817-392-6214 or Beth Knight, Senior Planner in Development Services, at 817-392-8190.

David Cooke
City Manager

Attachment



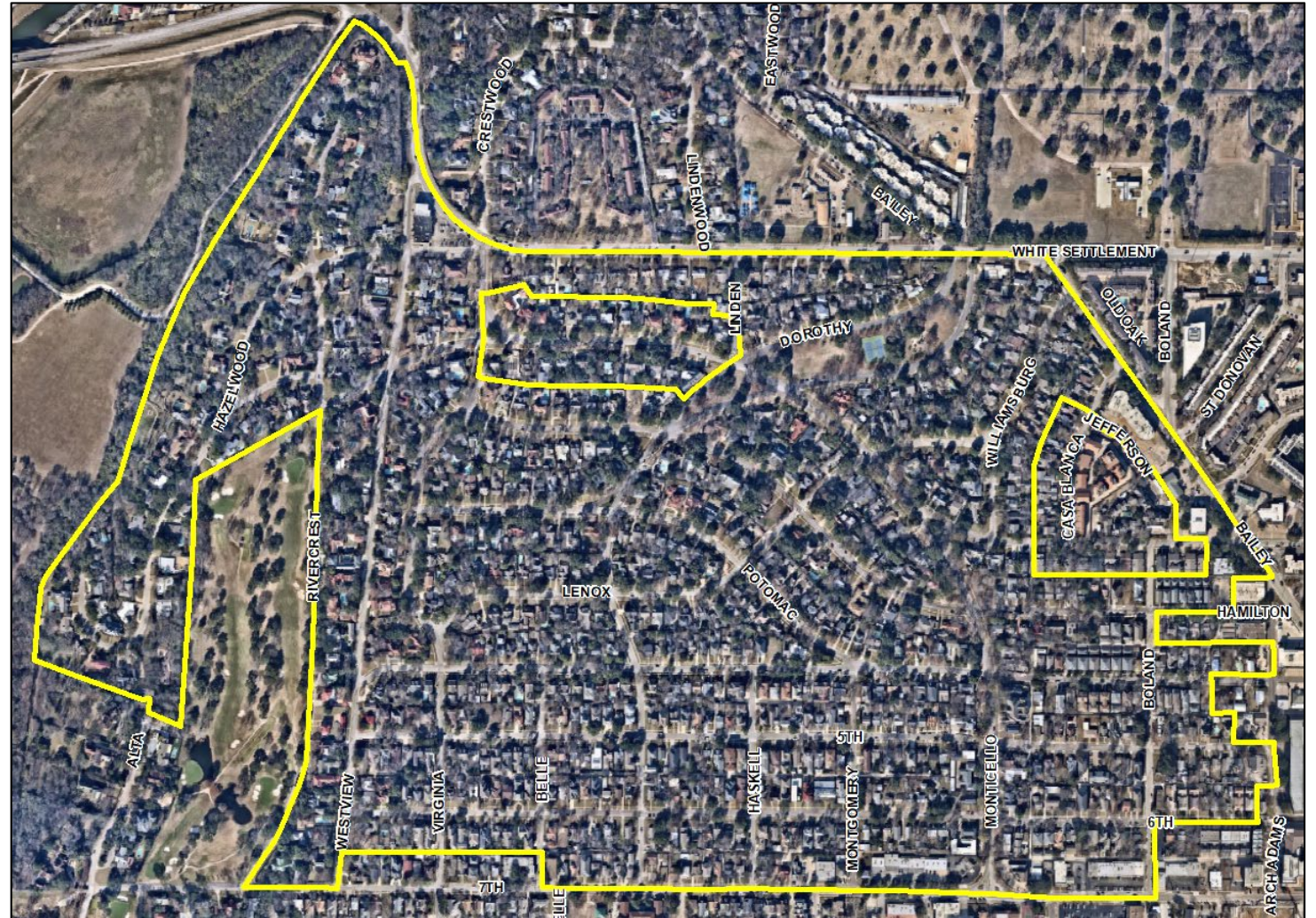
Proposed Council-initiated Zoning Changes for Certain Properties in the Monticello Neighborhood

Presented by Development Services Department

April 5, 2022

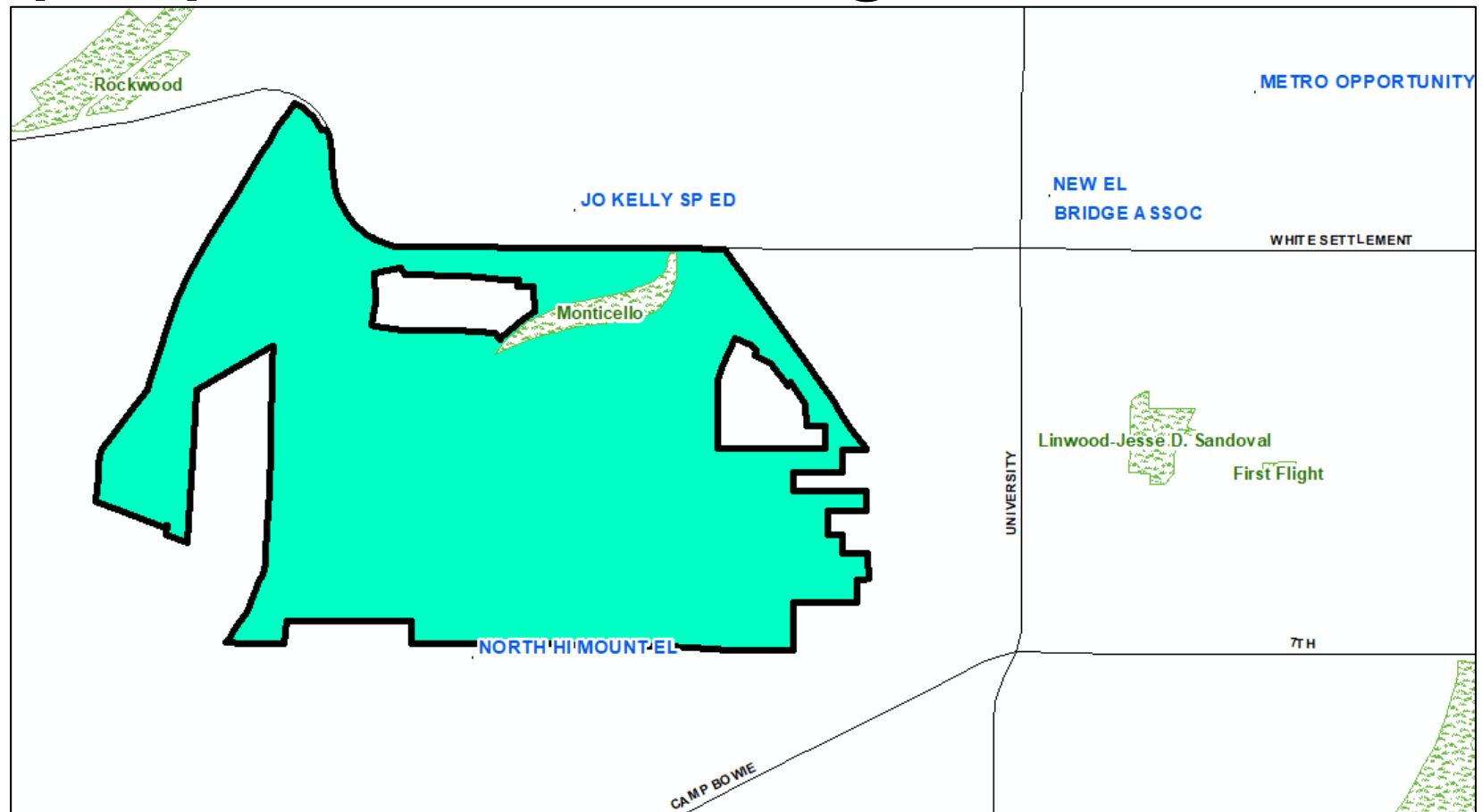
Purpose

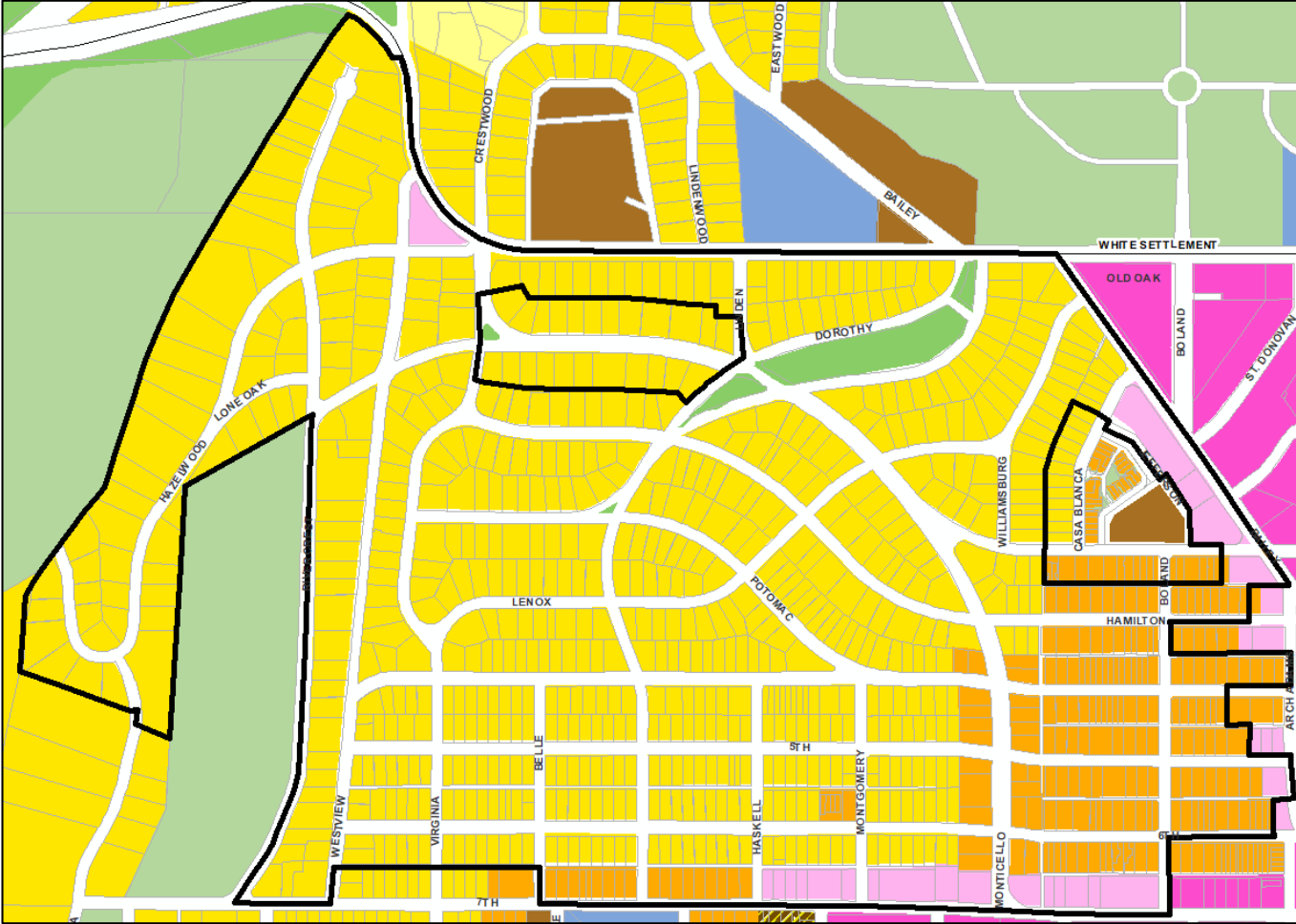
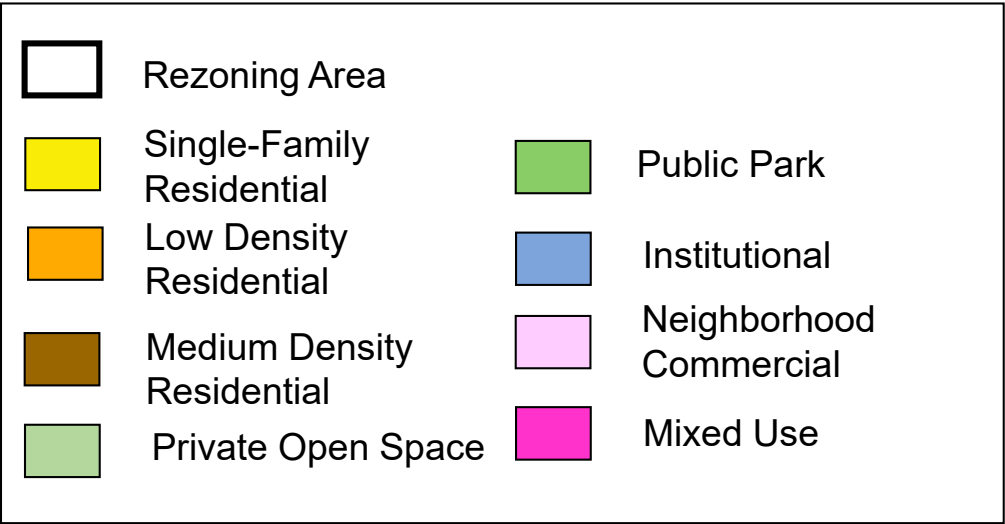
Provide a briefing on the proposed Council-initiated rezoning of 206.0 acres of land to conform with the Comprehensive Plan map and policies.











Where is the proposed rezoning area?

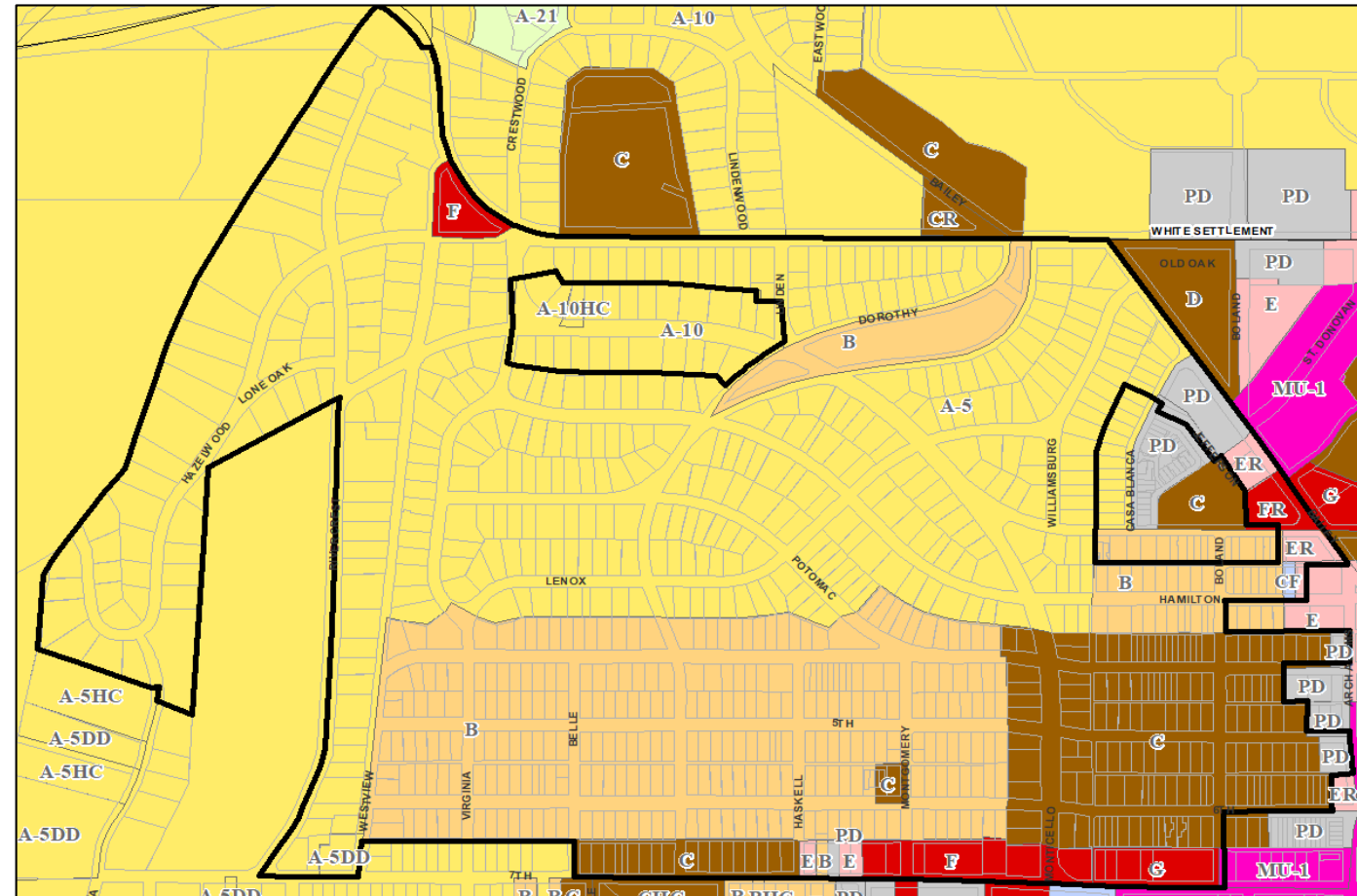
The proposed rezoning area consists of a total of 864 properties.





What is the current zoning of the Rezoning Area?

-  Rezoning Area
-  A-5, A-5/DD: One Family, One Family/ Demolition Delay
-  B: Two Family
-  C: Medium Density Multifamily
-  CF: Community Facilities
-  ER, E: Neighborhood Commercial Restricted, Neighborhood Commercial
-  FR, F, G: General Commercial Restricted, General Commercial, Intensive Commercial
-  PD: Planned Development





What is the proposed zoning of the Rezoning Area?

Rezoning Area

A-10, A-10/DD: One Family, One Family/ Demolition Delay

A-7.5: One Family

A-5: One Family

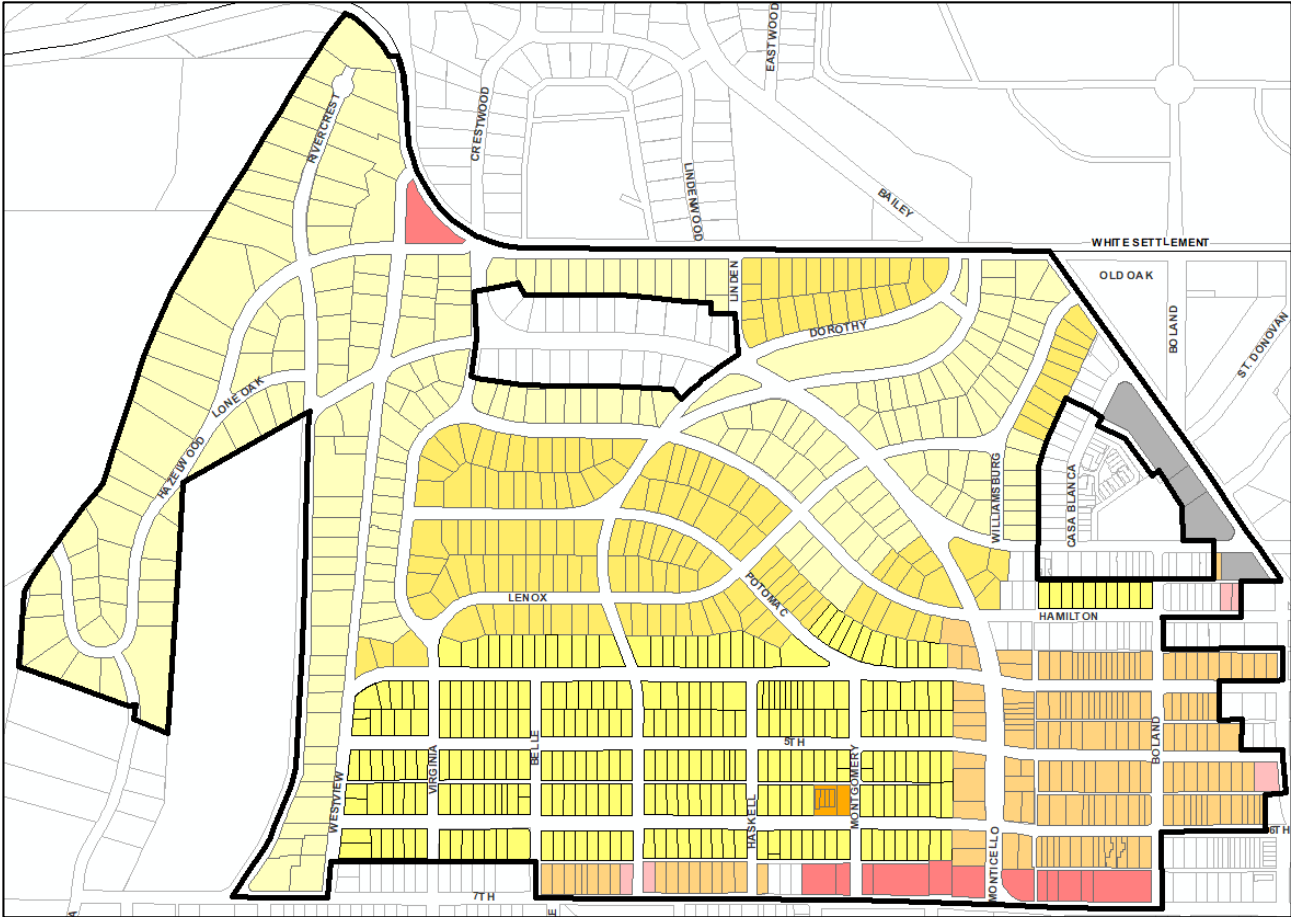
B: Two Family

R2: Zero Lot Line/Townhouse

ER: Neighborhood Commercial Restricted

E: Neighborhood Commercial

PD: Planned Development





What is the proposed schedule?

<u>Date</u>	<u>Action</u>
Mar. 10	Second Public meeting held with property owners. One in opposition noted.
Apr. 5	City Council receives Informal Report on proposed zoning changes.
Apr. 12	City Council approves Resolution authorizing initiation of zoning changes.
May 11	Zoning Commission conducts public hearing and makes recommendation on proposed zoning changes.
June 7	City Council conducts public hearing and makes decision on zoning changes.

Thank you

