AGENDA
RIO DELL CITY COUNCIL/PLANNING COMMISSION
JOINT STUDY SESSION/MEETING - 5:30 P.M.
TUESDAY, MARCH 15, 2011
CITY COUNCIL CHAMBERS
675 WILDWOOD AVENUE, RIO DELL

***WELCOME** . . . By your presence in the City Council Chambers, you are participating in the process of representative government. Copies of this agenda, staff reports and other material available to the City Council are available at the City Clerk's office in City Hall, 675 Wildwood Avenue. Your City Government welcomes your interest and hopes you will attend and participate in Rio Dell City Council meetings often.*

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at (707) 764-3532. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.

THE TYPE OF COUNCIL BUSINESS IS IDENTIFIED IMMEDIATELY AFTER EACH TITLE IN BOLD CAPITAL LETTERS

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. STUDY SESSIONS

1) 2011/0315.01 - Albin Proposed Major Subdivision and Adjacent Zoning – May, North, and Pine Streets **(DISCUSSION/ACTION)**

N. PUBLIC PRESENTATIONS

This time is for persons who wish to address the Council on any matter not on this agenda and over which the Council has jurisdiction. Items requiring Council action not listed on this agenda will be placed on the next regular agenda for consideration, unless a finding is made by at least 2/3rds of the Council that the item came up after the agenda was posted and is of an urgency nature requiring immediate action. Please limit comments to a maximum of 5 minutes.

P. OTHER COUNCIL/PLANNING COMMISSION BUSINESS

V. ADJOURNMENT

675 Wildwood Avenue

Rio Dell, CA 95562

(707) 764-3532

TO: Honorable Rio Dell City Council and Planning Commissioners

FROM: Ron Henrickson, City Manager

DATE: March 15, 2011

SUBJECT: Workshop on Proposed Albin Subdivision and Adjacent Zoning

ATTACHEMNT: Map and Subdivision Concept

Action:

A. Confirmation of the adjacent commercial zoning, or

B. No confirmation of the adjacent commercial zoning.

Recommendation: The City Manager recommends the Council and Planning Commission consider the merits of residential zoning adjacent to the proposed subdivision and either confirm the existing commercial zoning or not.

Background: Mr. Albin is proposing to develop a 7 lot subdivision bordered by North, May and Pine streets. The property is zoned Urban Residential and is a continuation of prior urban subdivisions in the area. Presently, the specific design of the subdivision is under review by staff and will be presented to the Planning Commission in the near future.

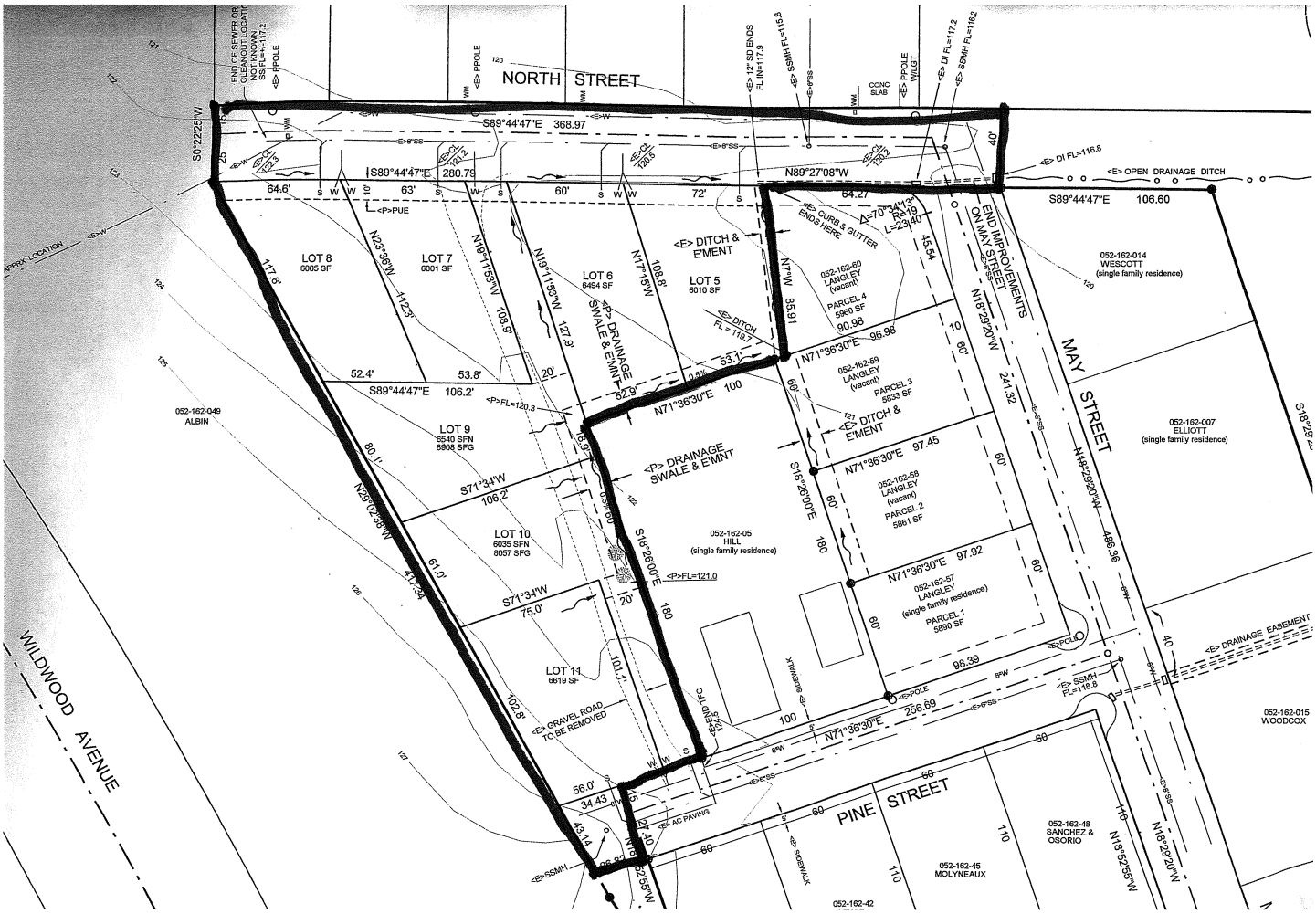
A number of years ago the adjacent area along Wildwood Avenue (052 162 049) between Painter Street and the entrance to South 101was zoned from residential to Community Commercial. A few years ago the owner proposed to rezone the area back to residential, but the city denied the rezoning.

At this time I would like the Council and Planning Commission to evaluate the merits of considering residential zoning. I understand at the time there was an interest of the City in providing for commercial property.

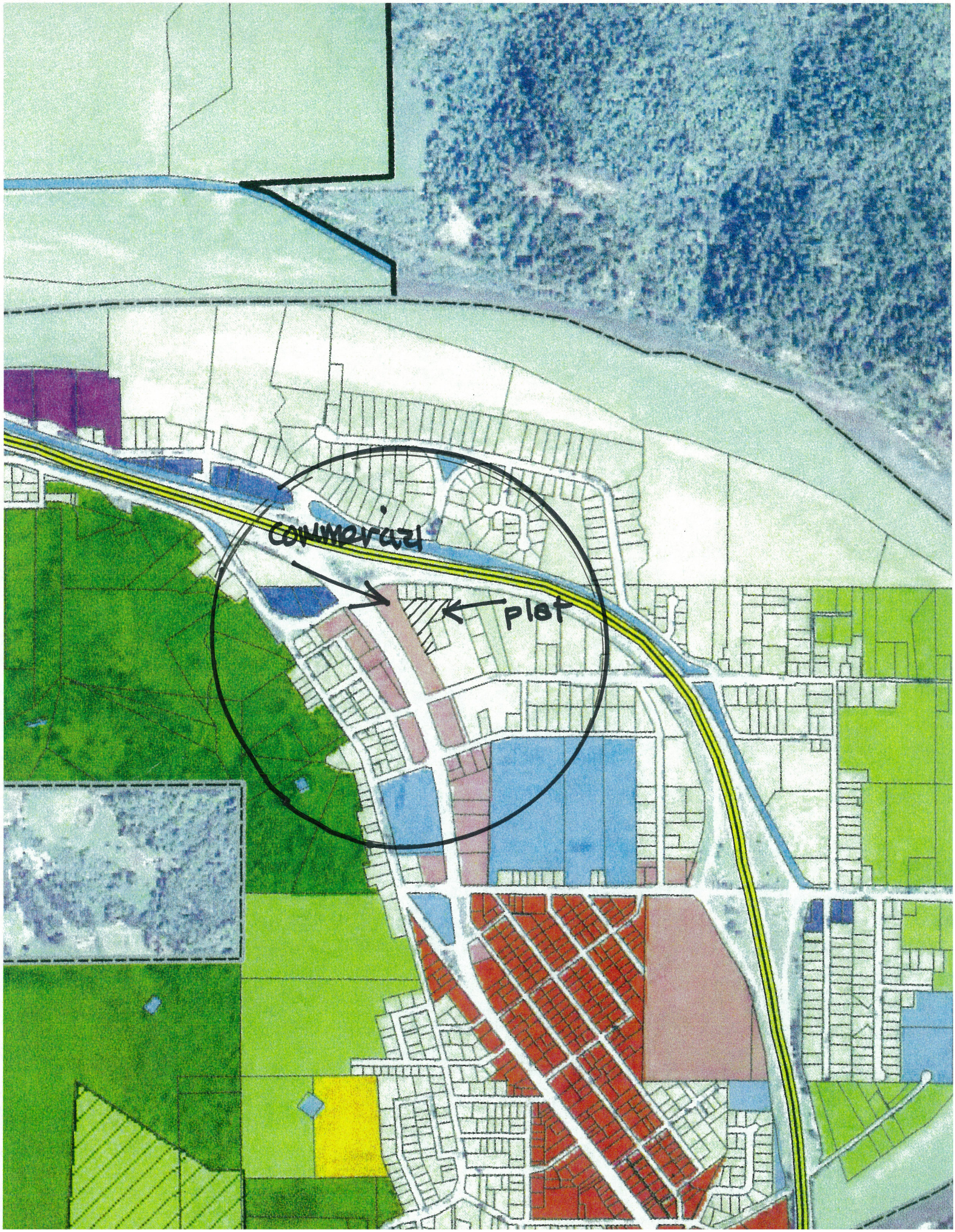
The merits of residential zoning are:

1. It would be consistent with residential zoning in the area.
2. The proposed Albin subdivision could be revised to generate a better design if the adjacent area were zoned residential in the future.
3. Given that there is no access to the commercial parcel from Wildwood Avenue, a future access to the area from Painter Street will have to be located adjacent to some of the new residential lots in the proposed subdivision. This is not the most desirable design.
4. Given the significant elevation difference from Wildwood Avenue to the commercial parcel it is less than ideal for commercial businesses, but not unfavorable for backyards of residences.
5. With a street frontage next to the proposed subdivision any commercial business will most likely construct the back of the building facing Wildwood Avenue, which is not an ideal situation.
6. Given the access restrictions and elevation difference the commercial parcel is simply not a good location for commercial businesses which is partly evidenced by the fact that while it has been for sale for some time it has not sold.

Should the Council and Planning Commission affirm the commercial zoning staff will proceed with processing the subdivision.



Albin subdivision


commercial
plot