


Exhibit B



Planning & Development Division
Planning & Economic Development Department

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To: City Councilors
From: Adam Fulton, Deputy Director, Planning & Economic Development
Date: June 3, 2022
Re: Land Conveyance Conformity with City's Comprehensive Plan
Parcels 010-0580-00700, 010-0580-00440, 010-0580-00210 – Main Street & S 67th Ave W.



Parcels 010-0580-00700, 010-0580-00440, and 010-0580-00210 are located at the intersection of Main Street and S 67th and 68th Avenue West in the Fairmont neighborhood. The parcels are also adjacent to County owned parcels which DEDA intends to acquire, as well, to be utilized for future affordable housing development.

The City Parks and Recreation Division determined that the parcels are unneeded for operational purposes. As such, this site constitutes surplus city property. The parcels are not, and never have been, designated as park property. The parcels are zoned R-1 "Residential Traditional" and R-2 "Residential Urban". The Comprehensive Plan future land use map indicates that the parcels are intended for a combination of "Urban Residential" and "Open Space", which allows for a potential future multifamily housing development. Conveyance of these parcels to DEDA will complete the parcel assembly of adjacent County parcels to create a site on which a private developer can construct multi-family housing.

Section 2-176 of the City Code requires that the City's Planning Agency "reviews proposals for conveyance for conformity to the City's comprehensive plan and shall have reported its findings in writing to the Council."

The proposed use of the property for housing is consistent with the Comprehensive Plan. The property has reasonable access to water and sewer services and is adjacent to a variety of transportation options. Pedestrian connections exist to the DWP Trail.

Conveyance of the City's interest in the property supports the following Comprehensive Plan principles:

Principle #5: Promote reinvestment in neighborhoods.

Principle #8: Encourage mix of activities, uses, and densities.

After reviewing the proposal and evaluating the site for potential development for housing, the Planning and Development Division finds that the proposed sale implements the principles of the Comprehensive Plan and is in conformance with it.