

4880 AIRPORT ROAD REZONE

PUBLIC COMMENT RESPONSE LETTER

MAY 2025

City Staff received six written comments regarding the Rezone with a Land Use Statement request at 4880 Airport Road. The request is to rezone the 2.166-acre site from R-1 6 (Single-family Residential) to R-5 (Multi-family Residential High). The comments include concerns over increased traffic in the area and compatibility with the neighborhood.



Traffic

At just over 2 acres, the development potential of the site is modest. The R-5 zone district allows up to 25 du/ac which would allow a maximum of just over 50 new units at the site which will have a minimal impact to existing traffic on the surrounding road network. Karr Road is a partially improved, dead-end road that provides access to a mix of single-family residential lots and multi-family condos. Karr Road is paved up until the northern boundary of the existing condos, where it transitions to an unimproved dirt road that only provides access to six large residential lots. The project site is at the southern end of Karr Road where it intersects with Airport Road. Additional traffic generated from this development will not need to utilize the existing dirt road and will contribute very little, if any, additional traffic north of the project site. While an increase in traffic queuing at the Karr/Airport intersection is anticipated, the project will likely have a minimal impact on the traffic conditions in the area.

Neighborhood Compatibility

The property proposed to be rezoned is a vacant lot in a growing area of the city surrounded by a mix of residential uses and densities with easy access to existing employment centers. At just over 2 acres, the maximum number of units allowed at this site is just over 50 units. Many of the surrounding properties are also zoned R-5 (Multi-family High) and are developed as multi-family uses. Where the site is adjacent to a single-family use, adequate landscape buffers will be provided.

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