

Baltic Square Rezoning Request

Alignment with the Baltic Comprehensive Plan

1. The Role of Planning & Zoning and Council

The Comprehensive Plan makes clear that your duty is not to protect one use at the expense of another, but to **balance housing, commerce, and industry** for the benefit of the whole community:

“It is the duty of the governing body of Baltic to encourage progress by utilizing all of the tools available, so that orderly growth and development can take place. With public input, the Planning and Zoning Commission and the City Council can create a balance between industry, commerce and housing, and can utilize all of the resources available to facilitate civic improvement.”

(Comprehensive Plan, p. 31)

The Plan also stresses that new growth should **prioritize land the City already has**, rather than extending outward:

“The Comprehensive Plan recognizes that new development should focus on making use of land already within the city limits before annexing additional land. Priority should be given to infill development and the efficient use of existing infrastructure.”

(Comprehensive Plan, p. 8)

Your role is stewardship: to guide growth responsibly by using existing land and infrastructure efficiently, while balancing housing and commerce.

2. What the Comprehensive Plan Says About Growth Area E



Growth Area E was envisioned as a **blend of uses**:

“Commercial development should continue along Lovely Avenue. The area immediately north of the commercial development shall remain a City park with the possible addition of a community center.

The northern portion of this growth area should be single-family residential development.”

(Comprehensive Plan, p. 22)

Growth Area E was **never intended to be commercial only**. It was designed to combine commercial frontage, civic space, and residential neighborhoods.

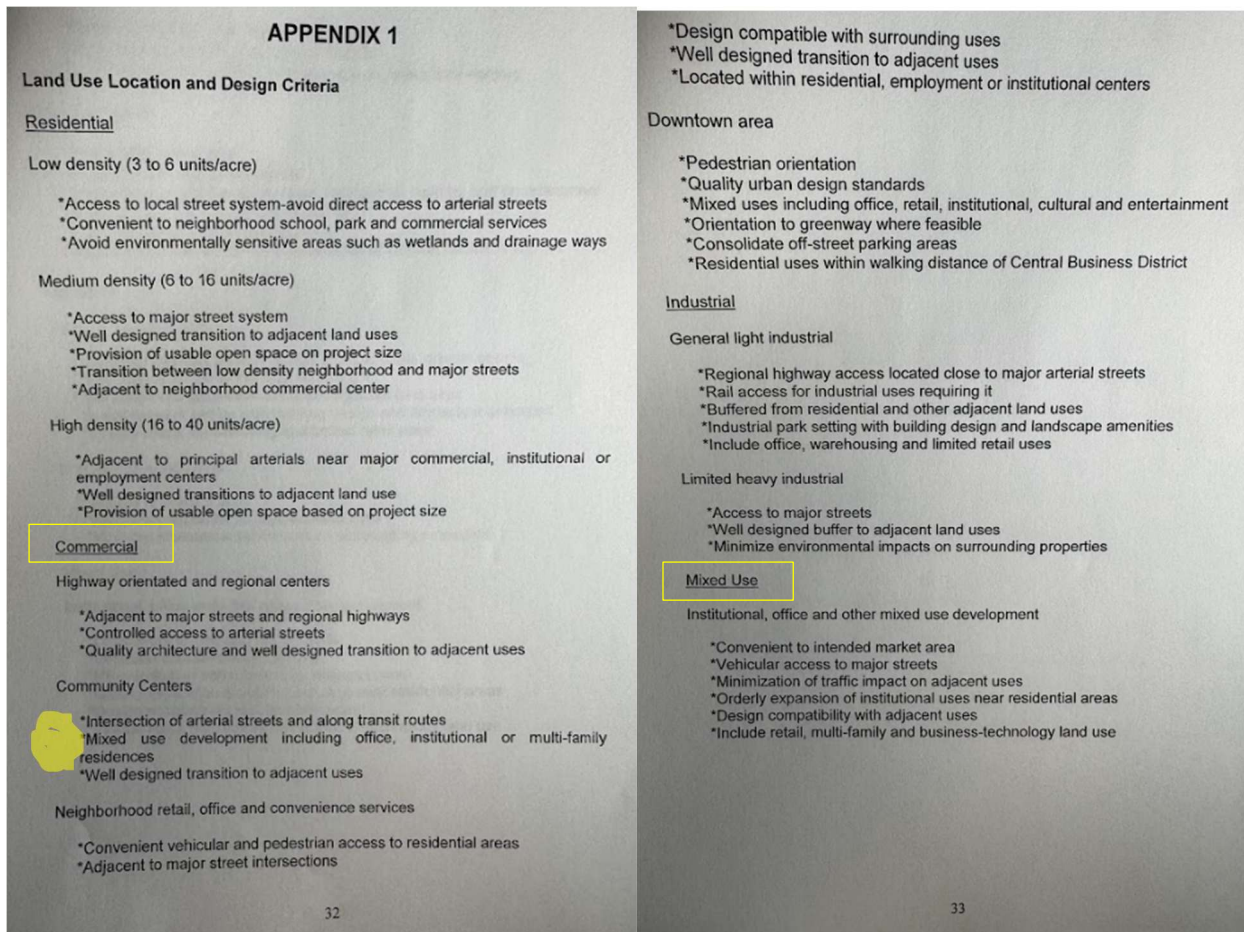
3. How “Commercial” is Defined in the Plan

Appendix 1 clarifies that “Commercial” areas explicitly include mixed-use with multi-family housing:

“Community Centers: Mixed use development including office, institutional or multi-family residences.”
(Appendix 1, p. 32)

“Mixed Use: Include retail, multi-family and business-technology land use.”
(Appendix 1, p. 33)

Multi-family housing is not outside the commercial designation — it is part of it.



4. Flexibility Is Built in to the Plan

The Comprehensive Plan anticipates that needs will change:

“The Comprehensive Plan recognizes the ever-changing marketplace and the need to remain poised to meet those changes. Major new development opportunities may arise during the planning period, which were not foreseen during the development of this plan.”
(Comprehensive Plan, p. 10)

Saying yes here isn't breaking the Plan, it's exactly the kind of **flexibility** the Plan built in for unforeseen needs like today's housing demand. (Baltic is currently underserved by over two dozen units per the 2021 Housing Study).

5. Development History Along Lovely Avenue (Growth Area E)

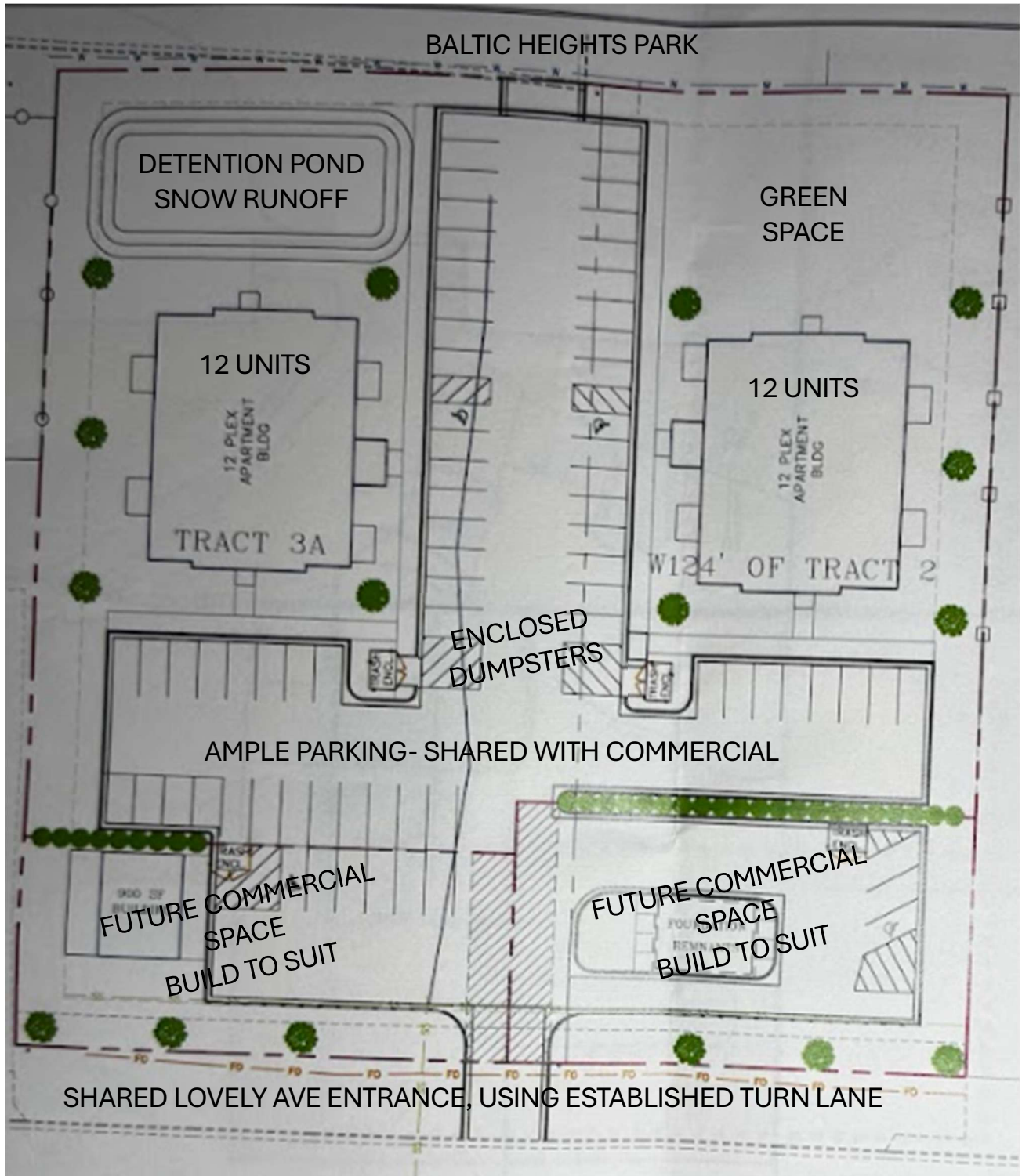
In the past 25 years, the four parcels on the north side of Lovely Avenue, originally designated for commercial, developed as follows:

1. **Parcel 1:** Commercial use.
2. **Parcel 2:** Current Request to rezone (and replat into two parcels): **one commercial and one rezoned to R-3 multi-family residential abutting commercial lots.**
3. **Parcel 3:** Replatted into two parcels: one commercial, one vacant.
4. **Parcel 4:** Replatted into two parcels: **one commercial, and one rezoned to R-3 multi-family residential directly abutting Lovely Avenue.**

Growth Area E has **already been developed as mixed-use** — commercial and residential side by side. The City itself has already approved residential in this corridor.



Let's take a look at the amended plan for Baltic Square (ie.parcel 2):



6. Medium Density Residential in the Comprehensive Plan

The Plan defines residential densities in Appendix 1:

Low Density: 3 to 6 units/acre

Medium Density: 6 to 16 units/acre

High Density: 16 to 40 units/acre

(Appendix 1, p. 31)

For **Medium Density**, the Plan requires:

“Access to major street system”

“Well designed transition to adjacent land uses”

“Provision of usable open space on project size”

“Transition between low density neighborhood and major streets”

“Adjacent to neighborhood commercial center”

(Appendix 1, p. 31)

How Baltic Square Meets Medium Density Criteria:

- **Units per acre:** Falls within the 6:16 units/acre range.
- **Street access:** Connects to major streets (Lovely Avenue).
- **Transitions:** Provides a thoughtful transition between single-family homes and commercial frontage.
- **Open space:** Includes landscaped buffers and green space.
- **Adjacency:** Located directly alongside Lovely Avenue, next to commercial frontage.

Baltic Square is the type of Medium Density Residential system that the Comprehensive Plan calls for.

7. Why the Baltic Square Proposal Fits

- **Respects Growth Area E’s intent (p. 22):** Keeps commercial presence along Lovely, integrates housing northward.
- **Matches Commercial definitions (pp. 32:33):** Multi-family is explicitly part of mixed-use commercial.
- **Fulfills “Infill First” policy (p. 8):** Uses land inside city limits before expanding outward.
- **Aligns with Plan Flexibility (p. 10):** Meets today’s housing needs responsibly 2021 Housing Study
- **Comprable to previous developments:** Continues R-3 approvals in Growth Area E.
- **Meets Medium Density standards (p. 31):** Falls squarely in the defined density and location criteria.

Conclusion

The Comprehensive Plan charges Planning & Zoning and Council to **balance housing, commerce, and industry** while making efficient use of land the City already has.

- Growth Area E was **never commercial only**, it always envisioned a mix.
- The Plan defines **Commercial** to include **multi-family housing**.
- The Plan calls for **infill first**, and this project uses existing land and infrastructure.
- The City has already approved **R-3 in Growth Area E**, on Lovely Avenue.
- Our proposal fits the **Medium Density Residential criteria** set in Appendix 1.

Approving the Baltic Square rezoning is a responsible, Plan-aligned decision that provides needed housing, supports future commercial viability, and continues Baltic’s tradition of thoughtful, balanced growth.