



# CD-CPC-2021-00181, 183, 184

**Location:** ~39<sup>th</sup> and Stateline (southeast corner)

**Existing Zoning:** B3-2, R-2.5, R-5

**Proposed Zoning:** R-0.3

**Existing Land Use:** Mixed Use Neighborhood, Medium Density Residential, and High Density Residential

**Proposed Land Use:** Residential Urban

**Summary:** The applicant is seeking approval of an amendment to the Midtown/Plaza Area Plan, a rezoning to R-0.3, and a development plan that serves as a preliminary plat to allow for a multi-unit apartment building.

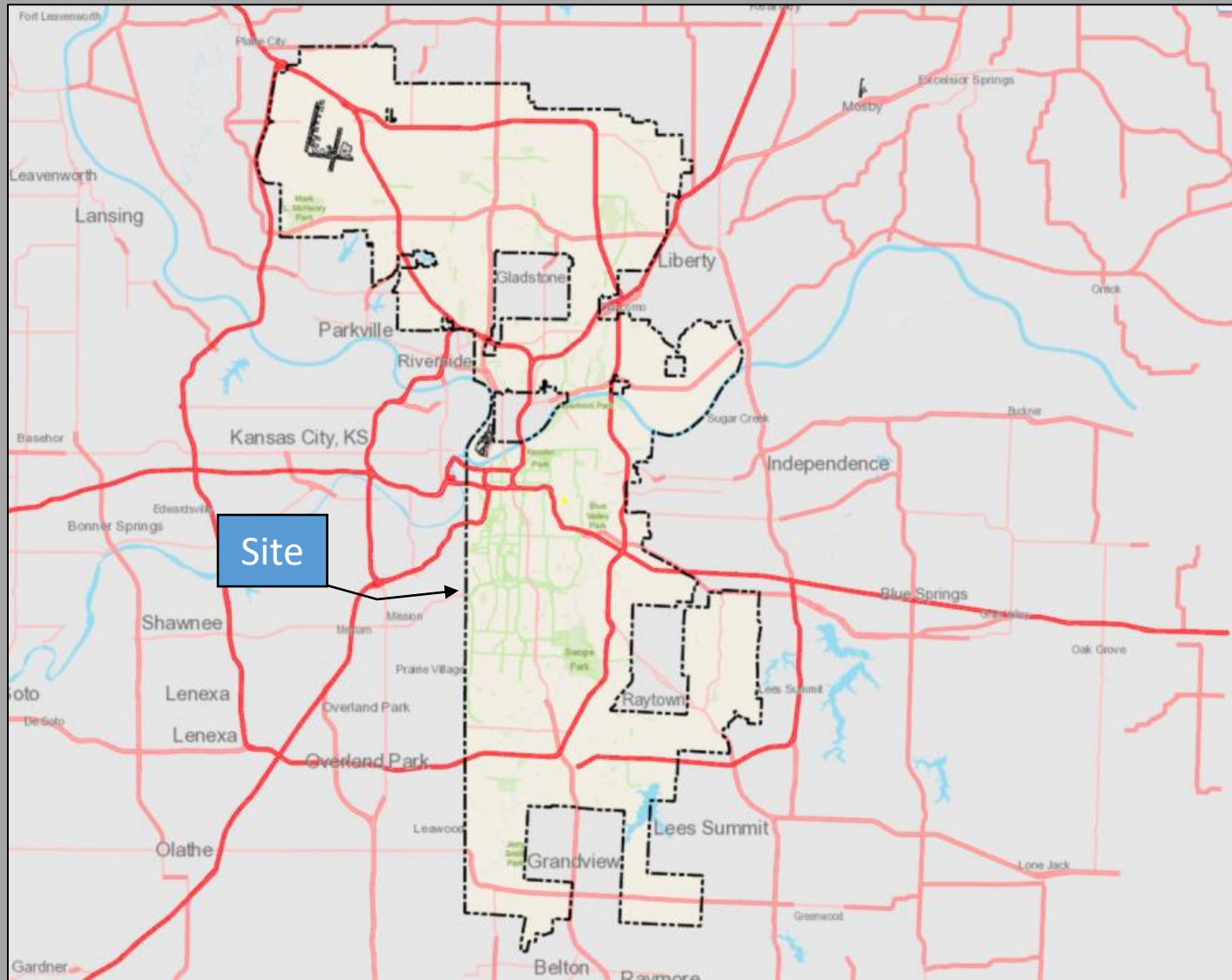
**Public Engagement Meeting:** Does apply. November 18th, 2021

**Prior Cases:** None.





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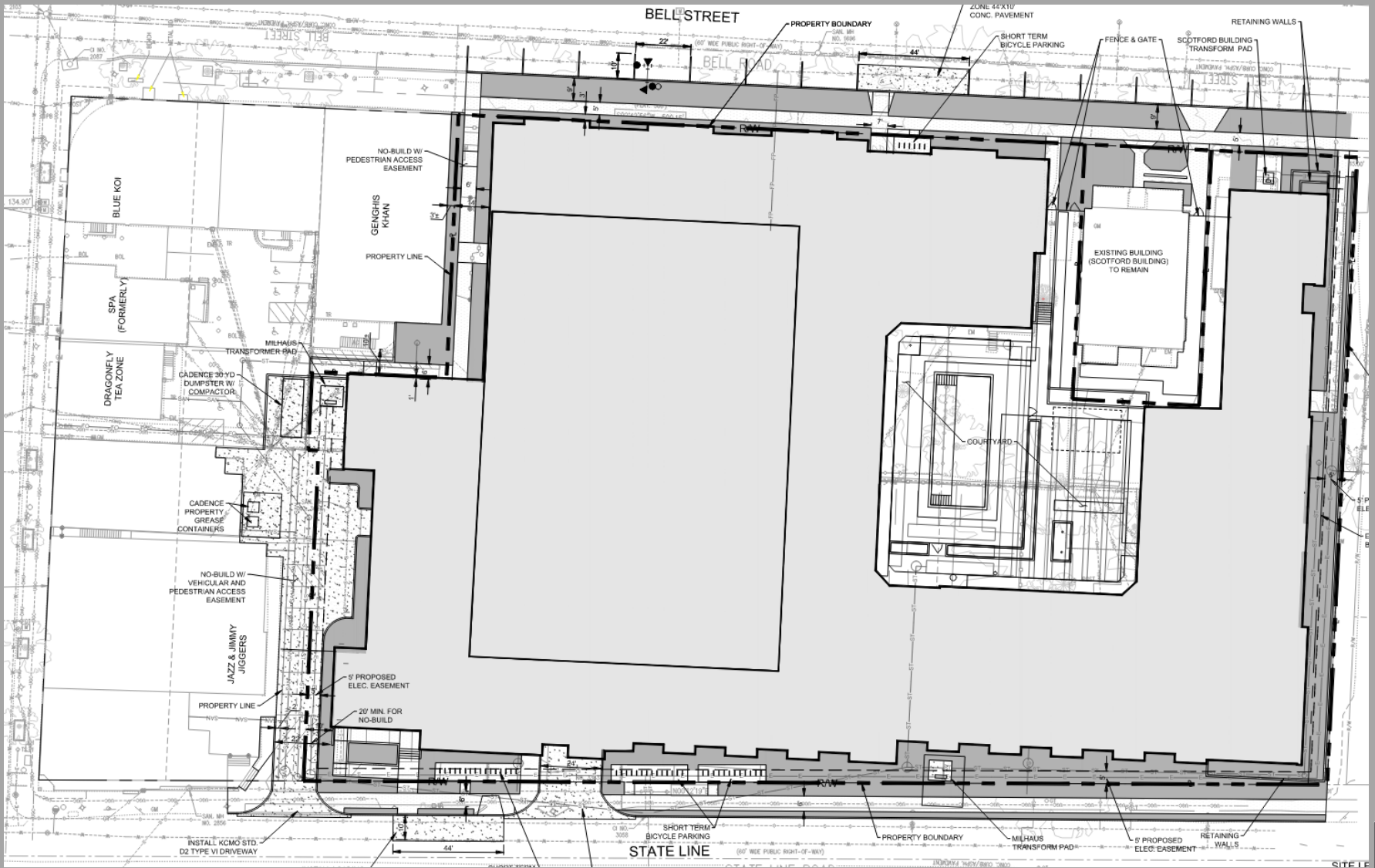


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CD-CPC-2021-00181, 183, 184





# CD-CPC-2021-00181, 183, 184



West Elevation (on State Line)



East Elevation (on Bell)





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## 88-515-00

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

- A. Conformance with adopted plans and planning policies;
- B. Zoning and use of nearby property;
- C. Physical character of the area in which the subject property is located;
- D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;
- E. Suitability of the subject property for the uses to which it has been restricted under zoning regulations;
- F. Length of time the subject property has remained vacant as zoned;
- G. The extent to which approving the rezoning will detrimentally affect nearby properties; and
- H. The gain, if any, to the public health, safety, and welfare due to the denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.





# CD-CPC-2021-00181, 183, 184

## City Plan Commission Recommendation:

CD-CPC-2021-00181 (Rezoning)

Approval

CD-CPC-2021-00183 (Area Plan Amendment)

Approval

CD-CPC-2021-00184 (Development Plan)

Approval, Subject to Conditions

