

Ordinance X

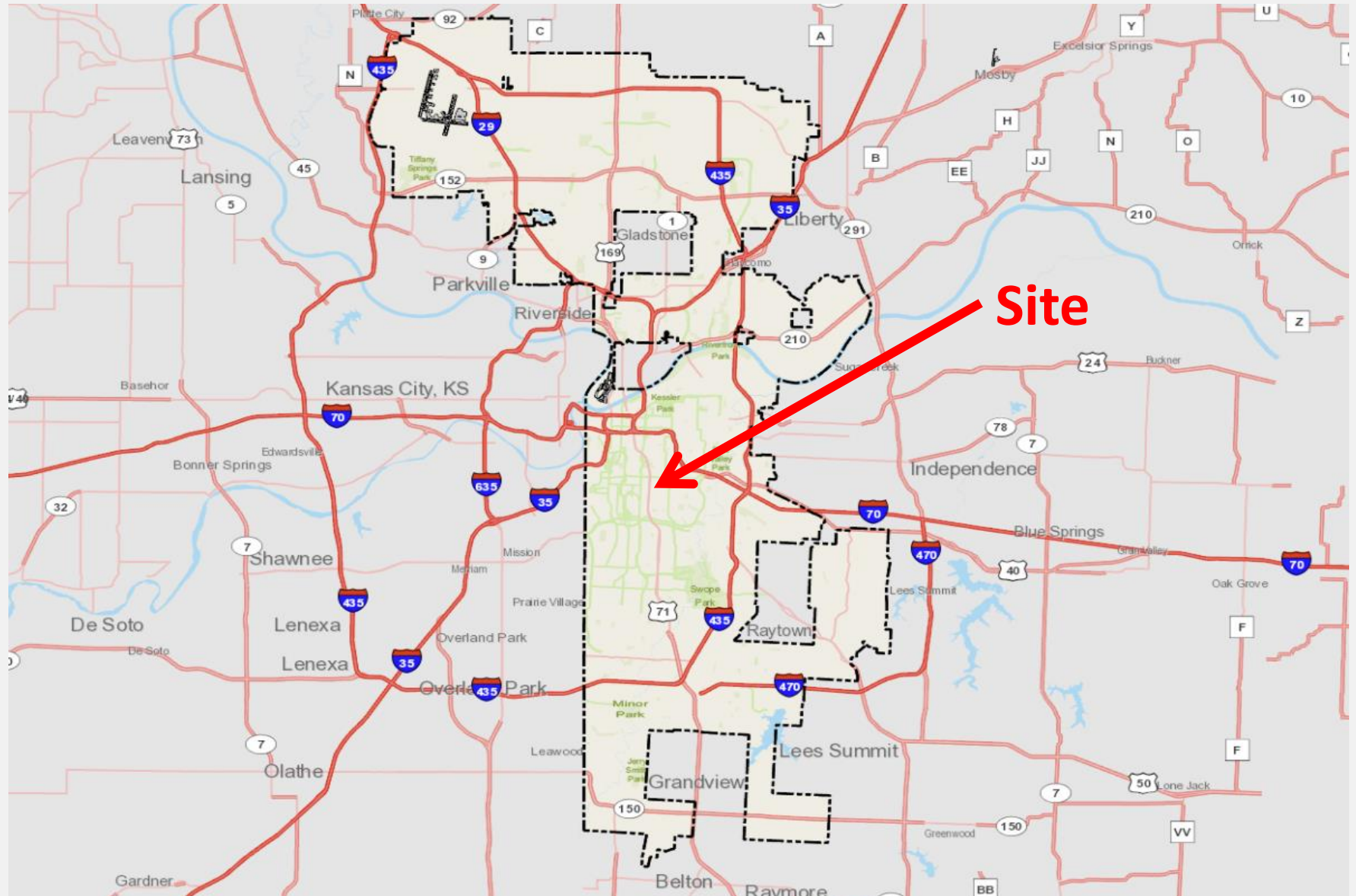
Rezoning to District UR: Palestine Legacy Residences
CD-CPC-2025-00022

date, 2025

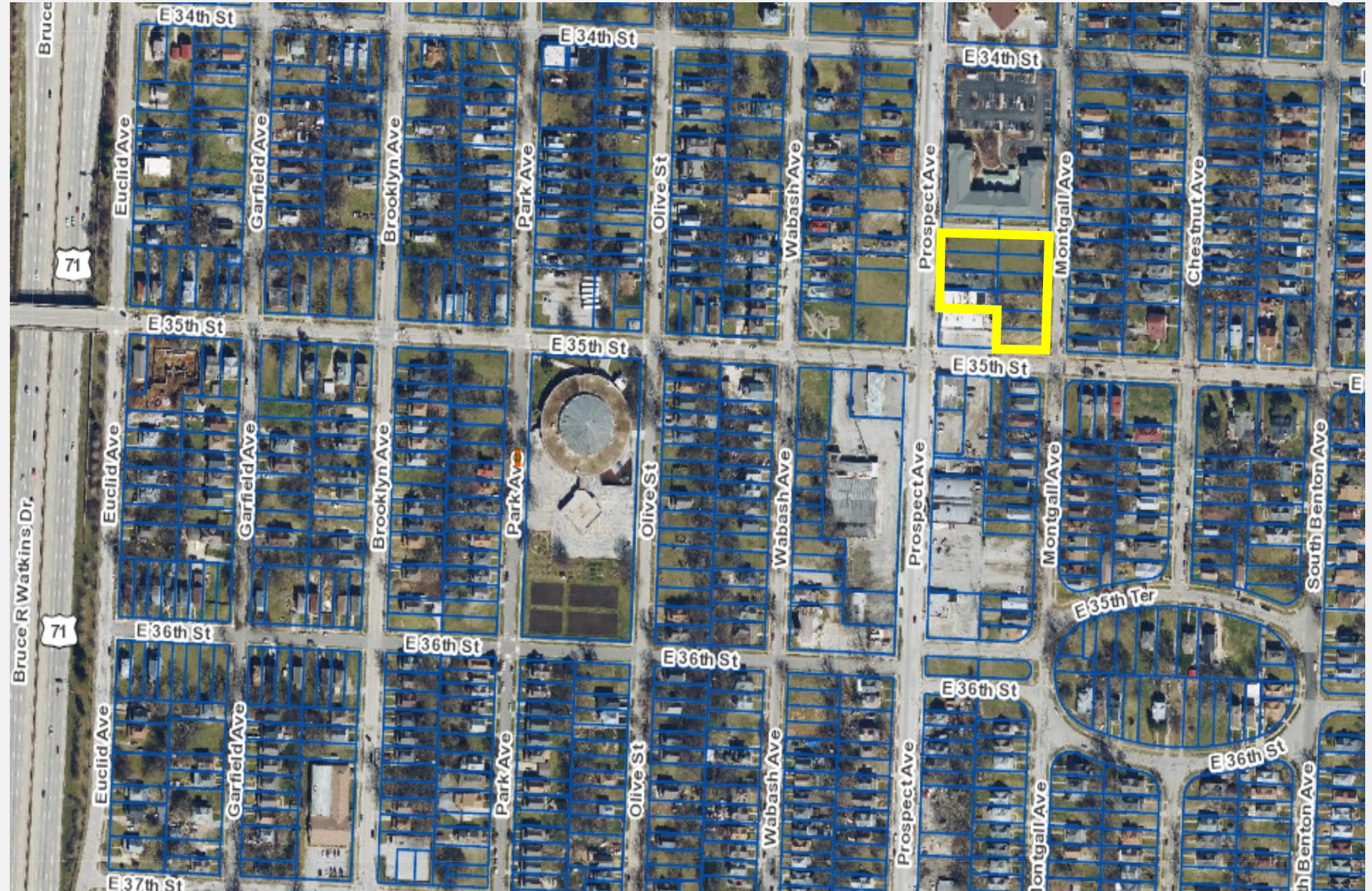
Neighborhood Planning and Development Committee



Location



Location



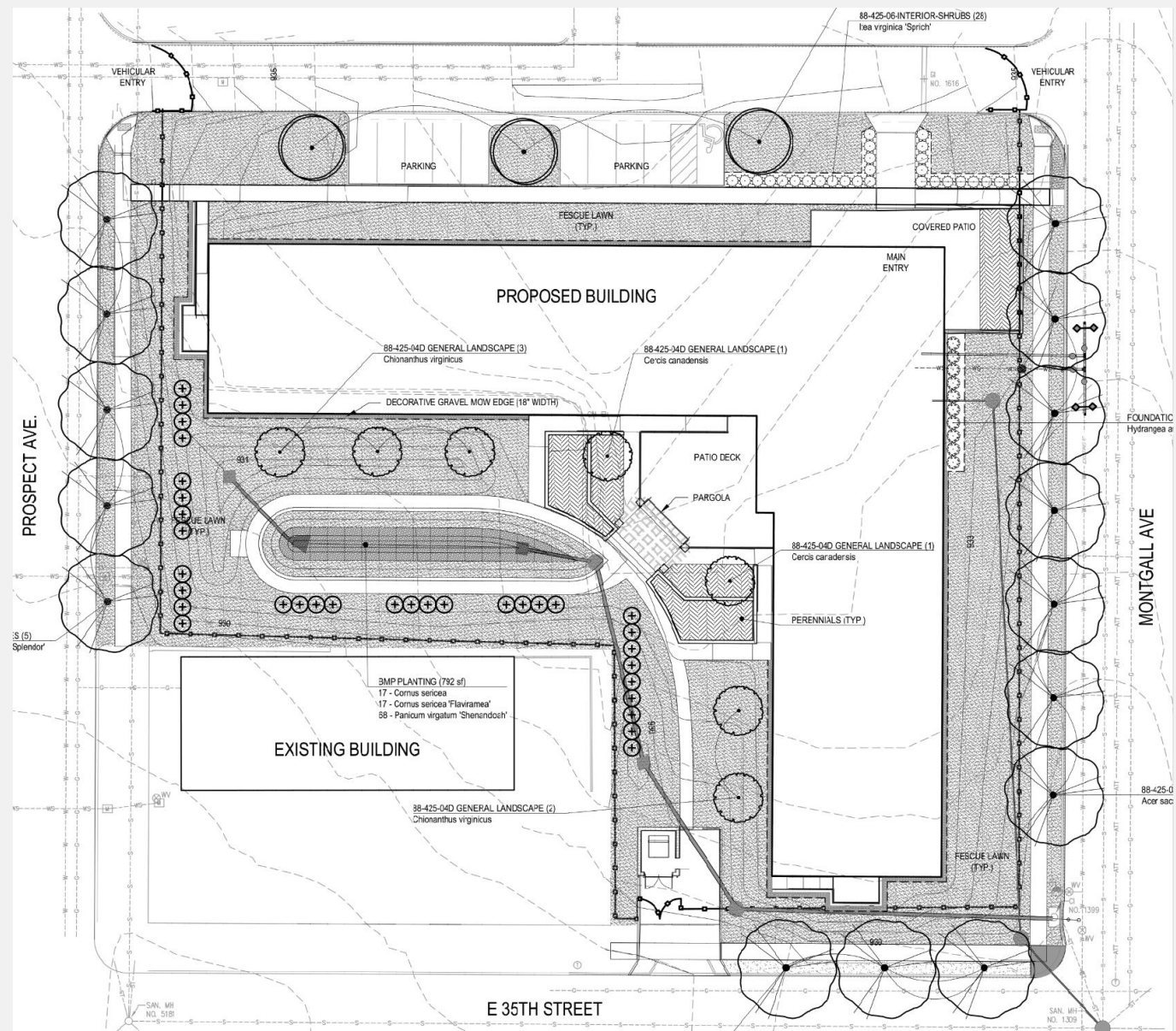
Looking East From Prospect Ave



Looking Northwest From Montgall Ave and East 35th Street



Site Plan



Elevations



4 PROSPECT AVE. (WEST) ELEVATION
SCALE: 1/8" = 1'-0"

0 8' 16' 32'



3 MONTGALL AVE. (EAST) ELEVATION
SCALE: 1/8" = 1'-0"

0 8' 16' 32'

Elevations



Rendering



UR Plan

- Rezone from B3-2 to UR (Urban Redevelopment)
- 39 Unit Assisted Living Facility
- 10 parking spaces provided on northern side of property
- Landscaping is in conformance with Section 88-425

Public Engagement Summary

- Meeting held on March 21, 2025
- 4 people attended
- Comments and concerns focused on operational matter of the facility and safety concerns near the property.

City Planning Commission Recommendation Ordinance X

Rezoning to UR

Case No. CD-CPC-2025-00022

Approval with Conditions

Palestine Legacy Residences



Ordinance X

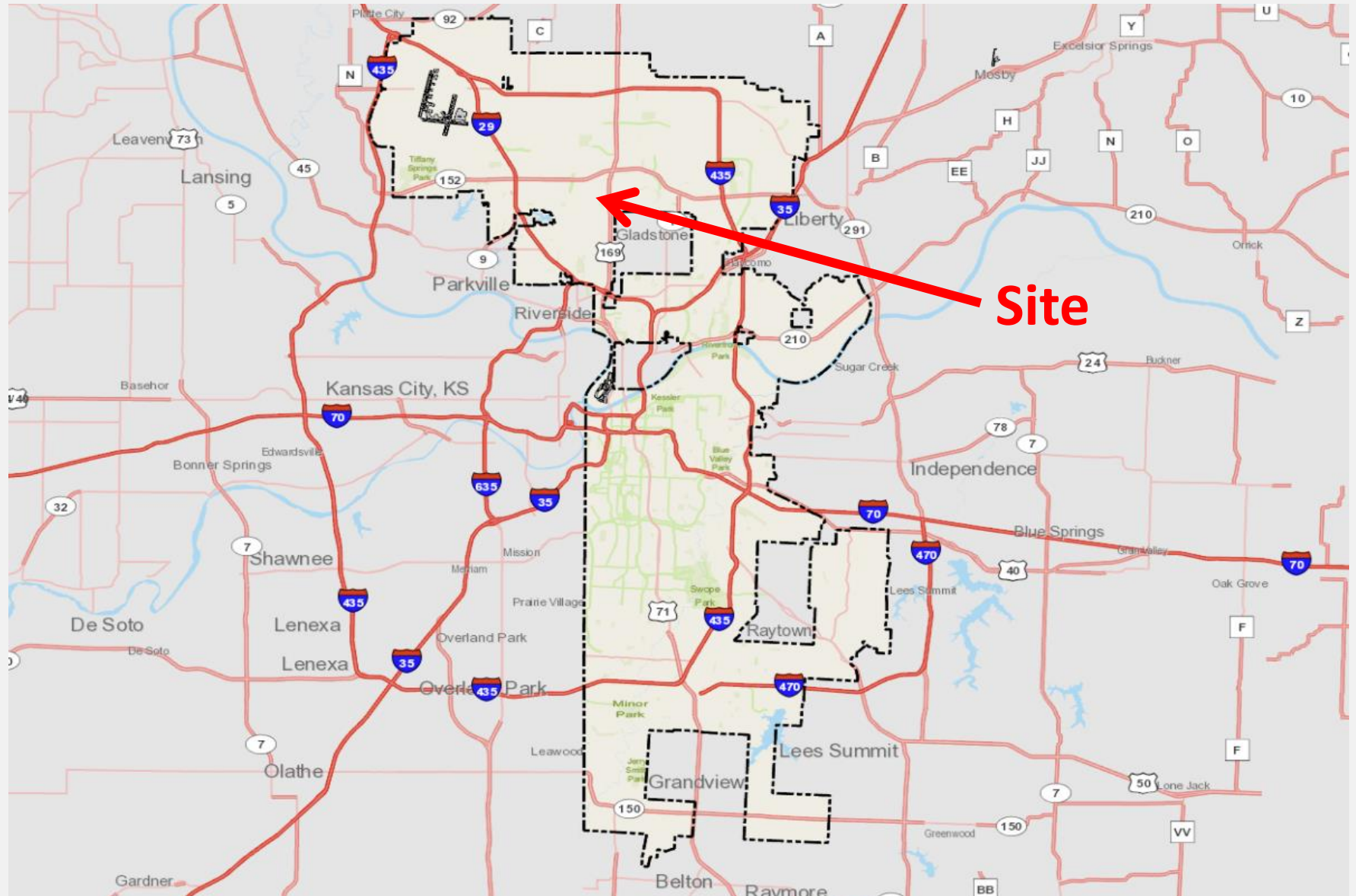
Rezoning and Development Plan: Park Place Residential Development
CD-CPC-2025-00029 & CD-CPC-2025-00023

date, 2025

Neighborhood Planning and Development Committee



Location



Location



Looking East From North Platte Purchase Drive- 2024



Looking East From North Platte Purchase Drive- 2022



Sample Elevations



Renderings

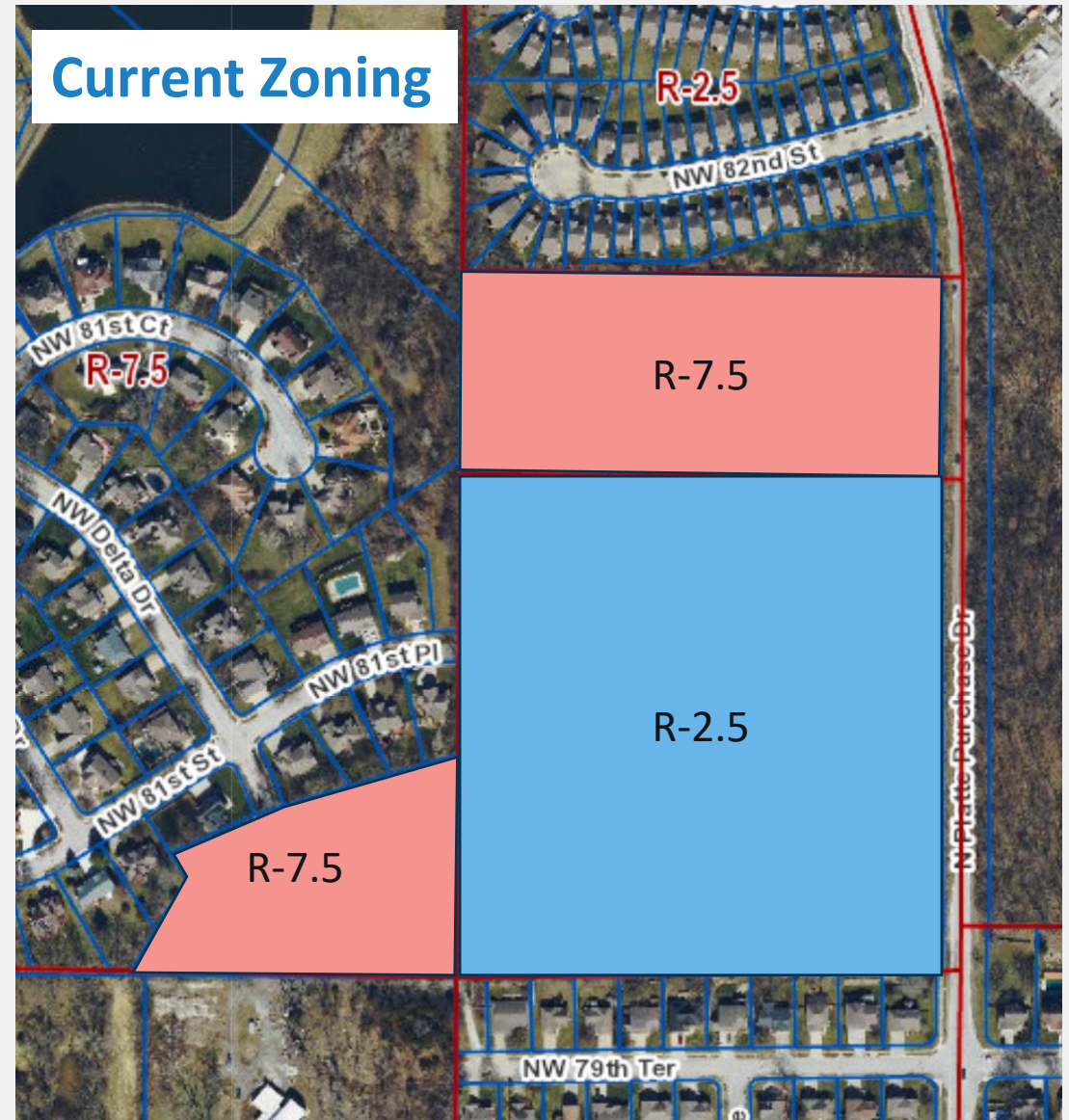


Development Plan

- Mixture of for rent and for sale units. Multi-unit buildings are not for sale
- 11 Detached Homes, 13 Three Unit Townhouses, 10 Four Unit Townhouses
- Applicant worked with staff to reduce garage frontage and provide additional pedestrian space throughout.
- Project Plan for the pool area will be required prior to Final Plat approval.
- 75 additional trees will be provided by the applicant in order to meet intent of tree preservation ordinance.

Rezoning

- Development Plan Area is zoned R-7.5 and R-2.5
- Applicant is proposing to rezone the entire area to R-2.5



Public Engagement Summary

- In Person Meeting held on March 19, 2025
 - 23 people attended
- Virtual Meeting Held on March 25, 2025
 - 12 people attended

City Planning Commission Recommendation Ordinance X

Rezoning

Case No. CD-CPC-2025-00029

Approval

Development Plan

Case No. CD-CPC-2025-00023

Approval with Conditions

Park Place Residential Development