

Docket Item #7

Harmony Properties Rezoning

CD-CPC-2025-00160

1101 E 5th St

December 3, 2025

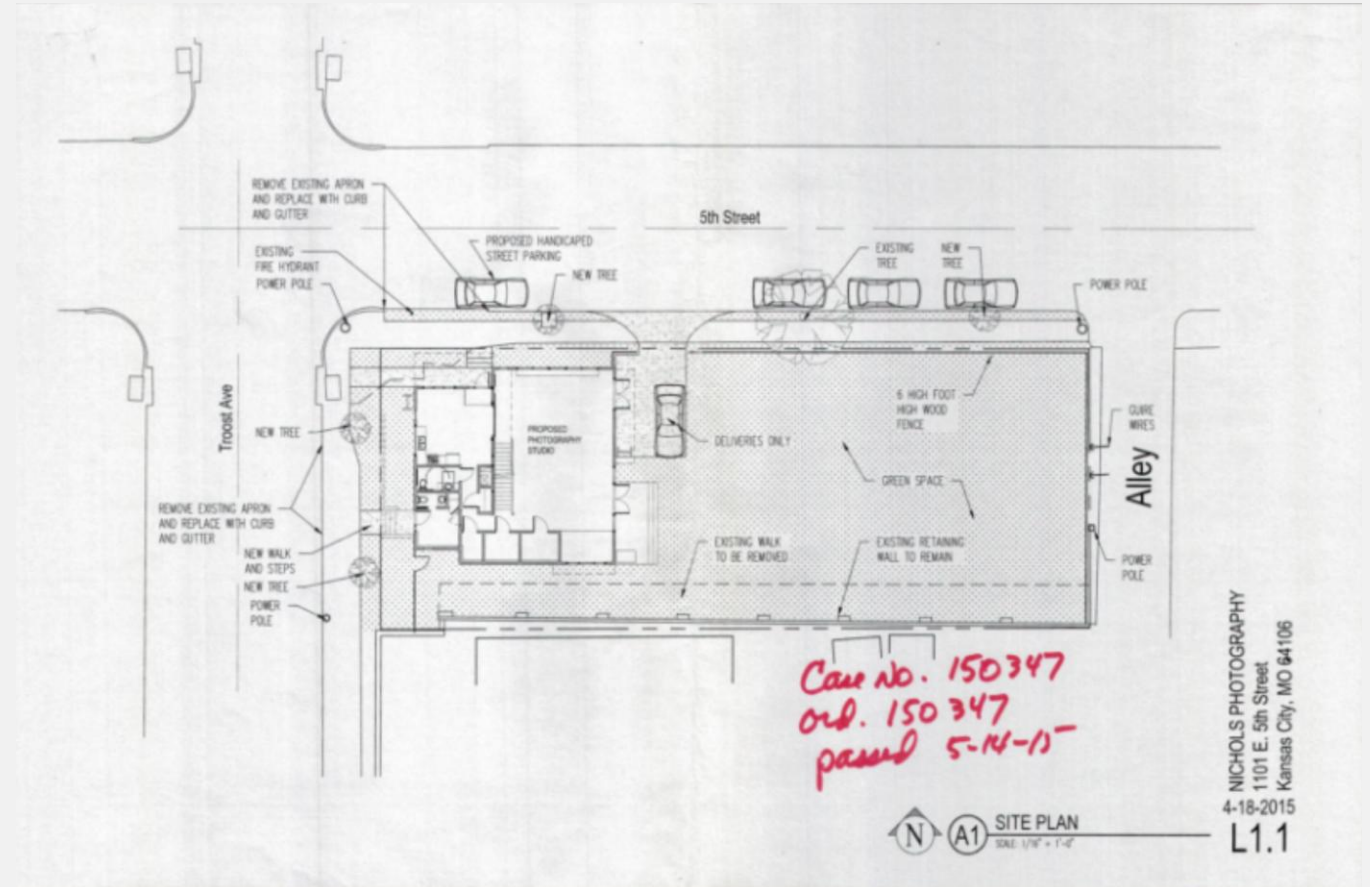
City Plan Commission





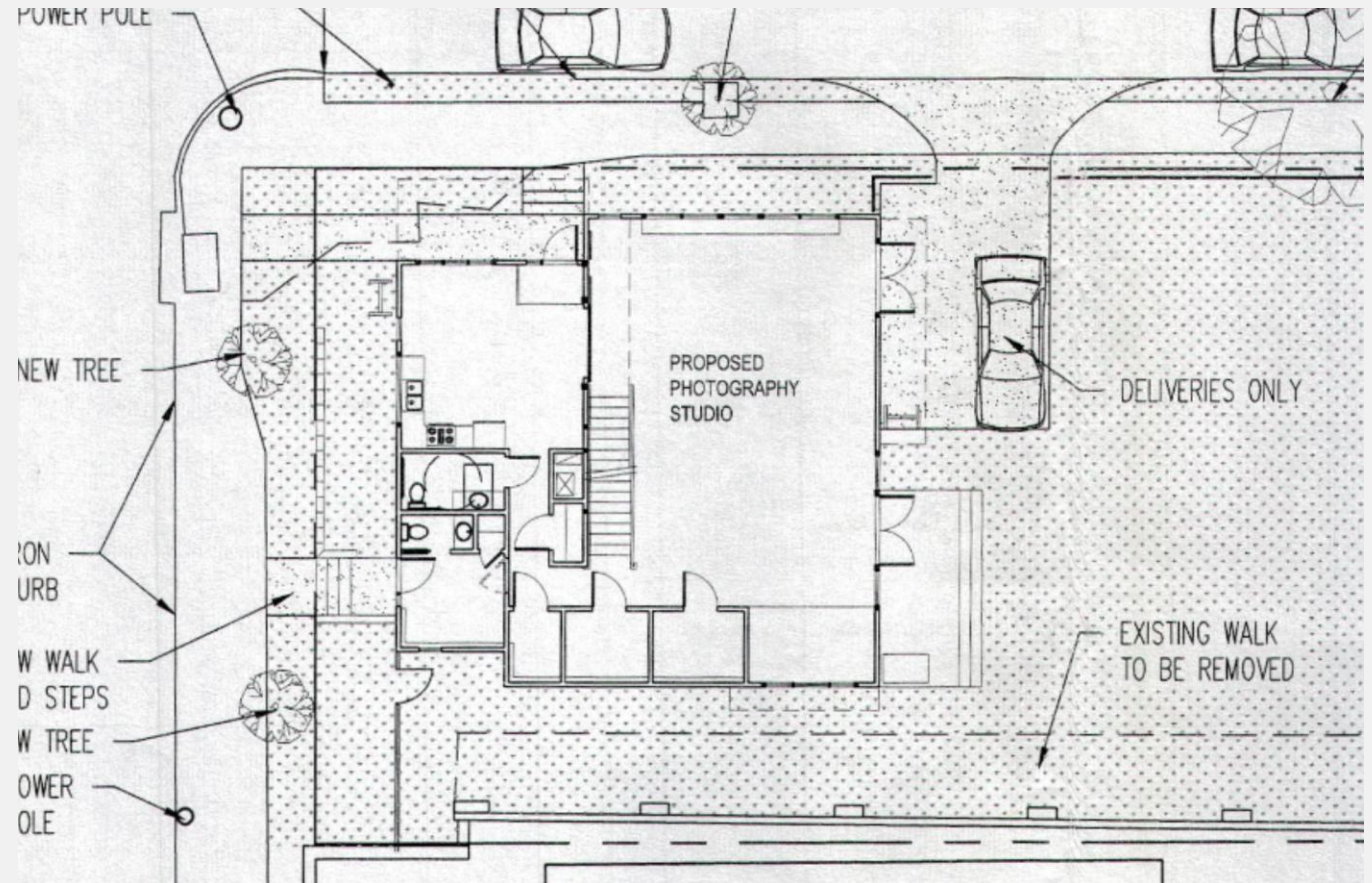
History

- Existing UR Plan (14543-UR)
- UR Plan only allows one use
 - Photography Studio
- UR Zoning was required for tax abatement



History

- Code Case: ZDC-2025-1104
- Stating Owner has been operating as a small event space



Options

1. Major Amendment to current UR Plan
2. Rezone back to Base Zoning



Rezoning

- From UR to B2-2
- Create buffer from B3
- No Area Plan Amendment Required







Staff Recommendation

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Approval