

# Docket Item #7

# Harmony Properties Rezoning

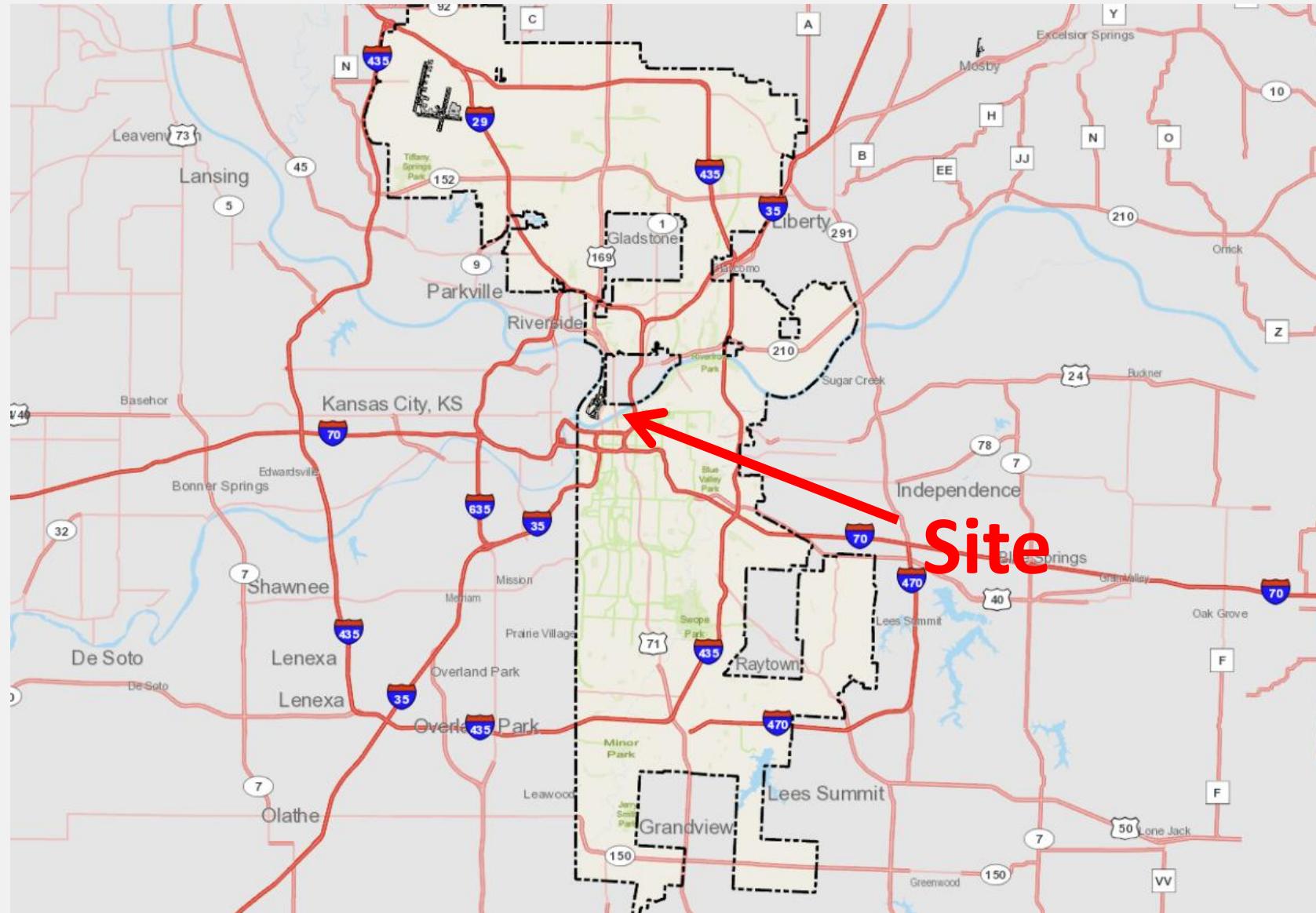
CD-CPC-2025-00160

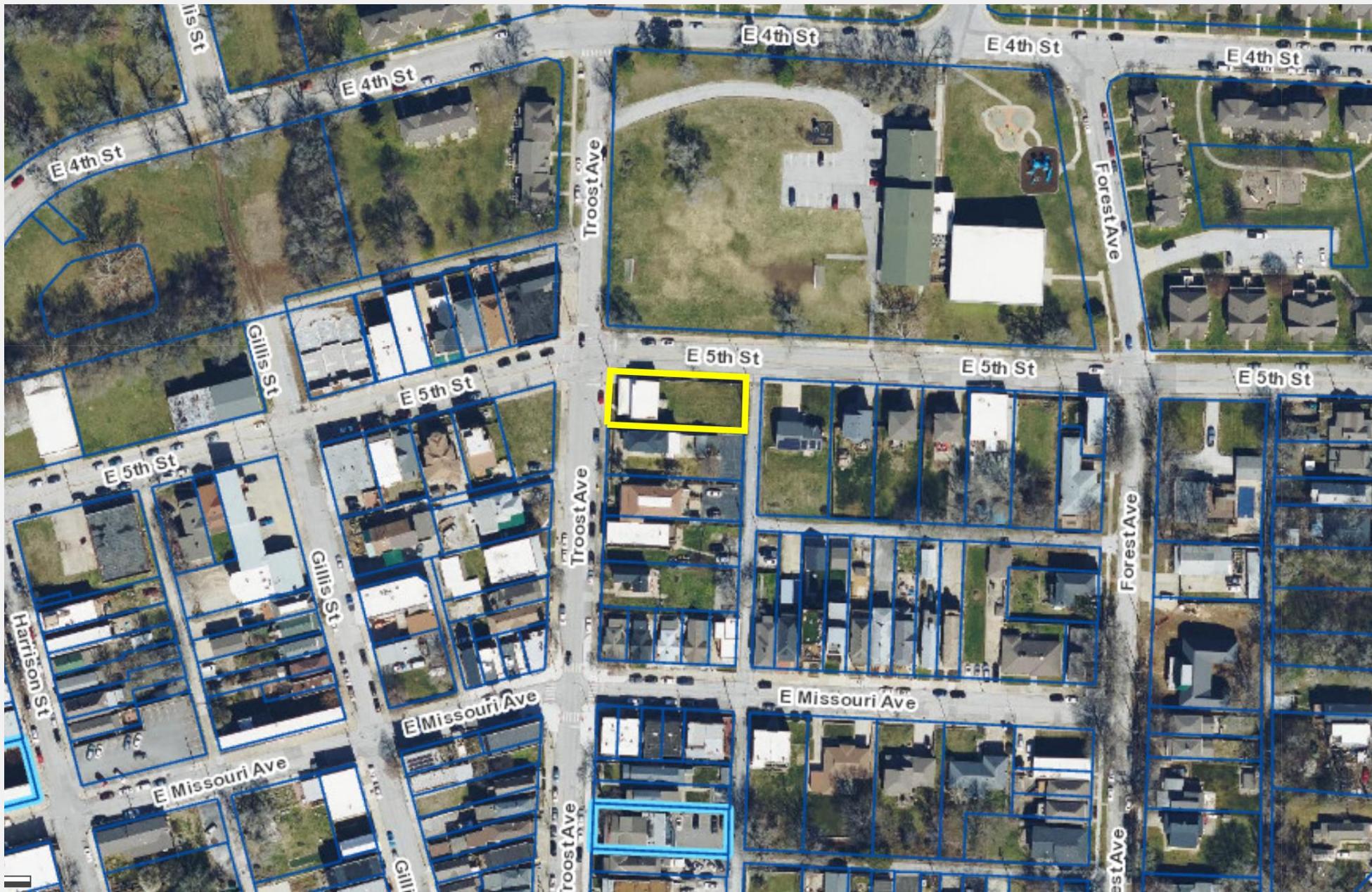
1101 E 5<sup>th</sup> St

December 3, 2025

City Plan Commission

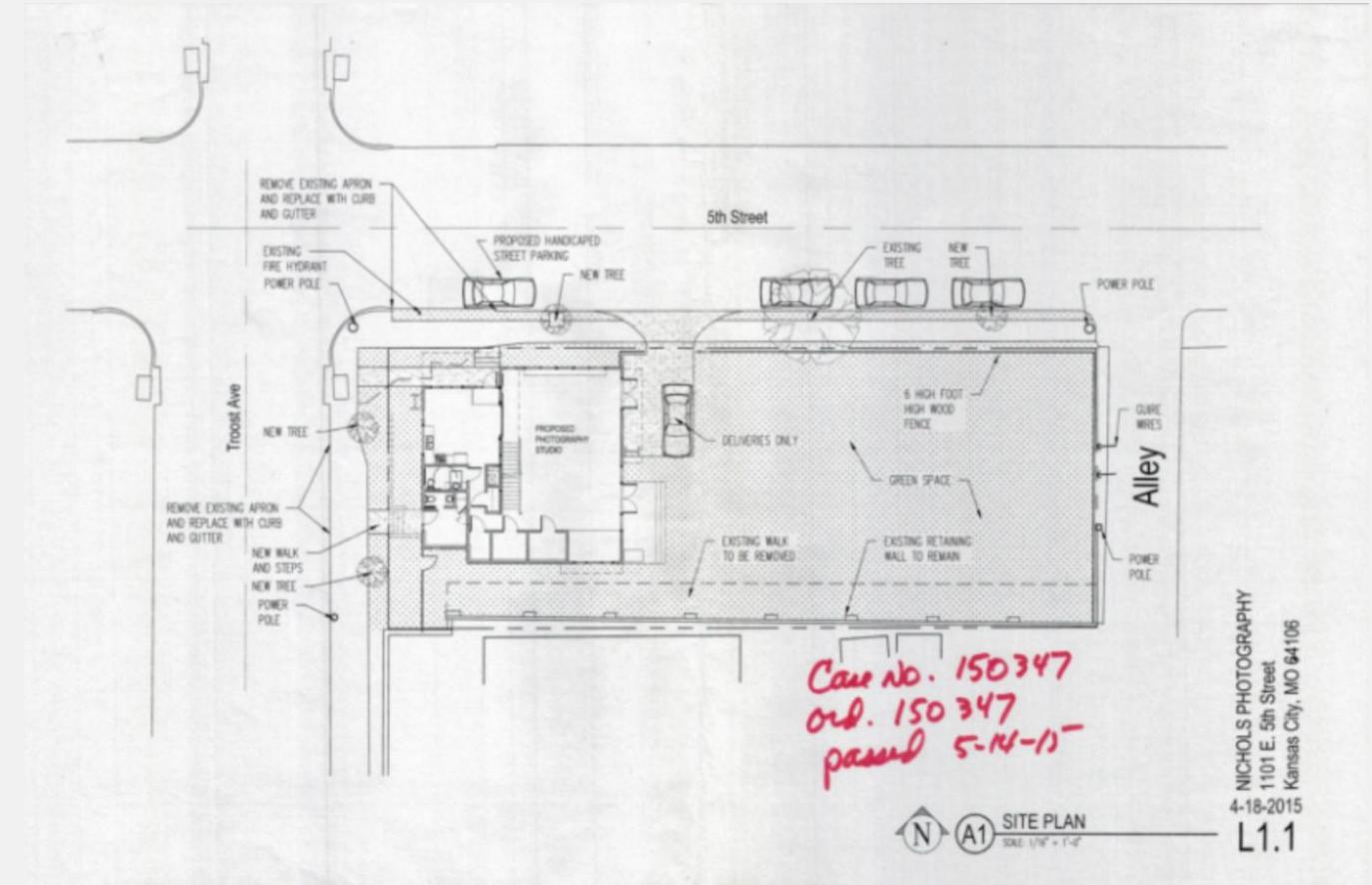






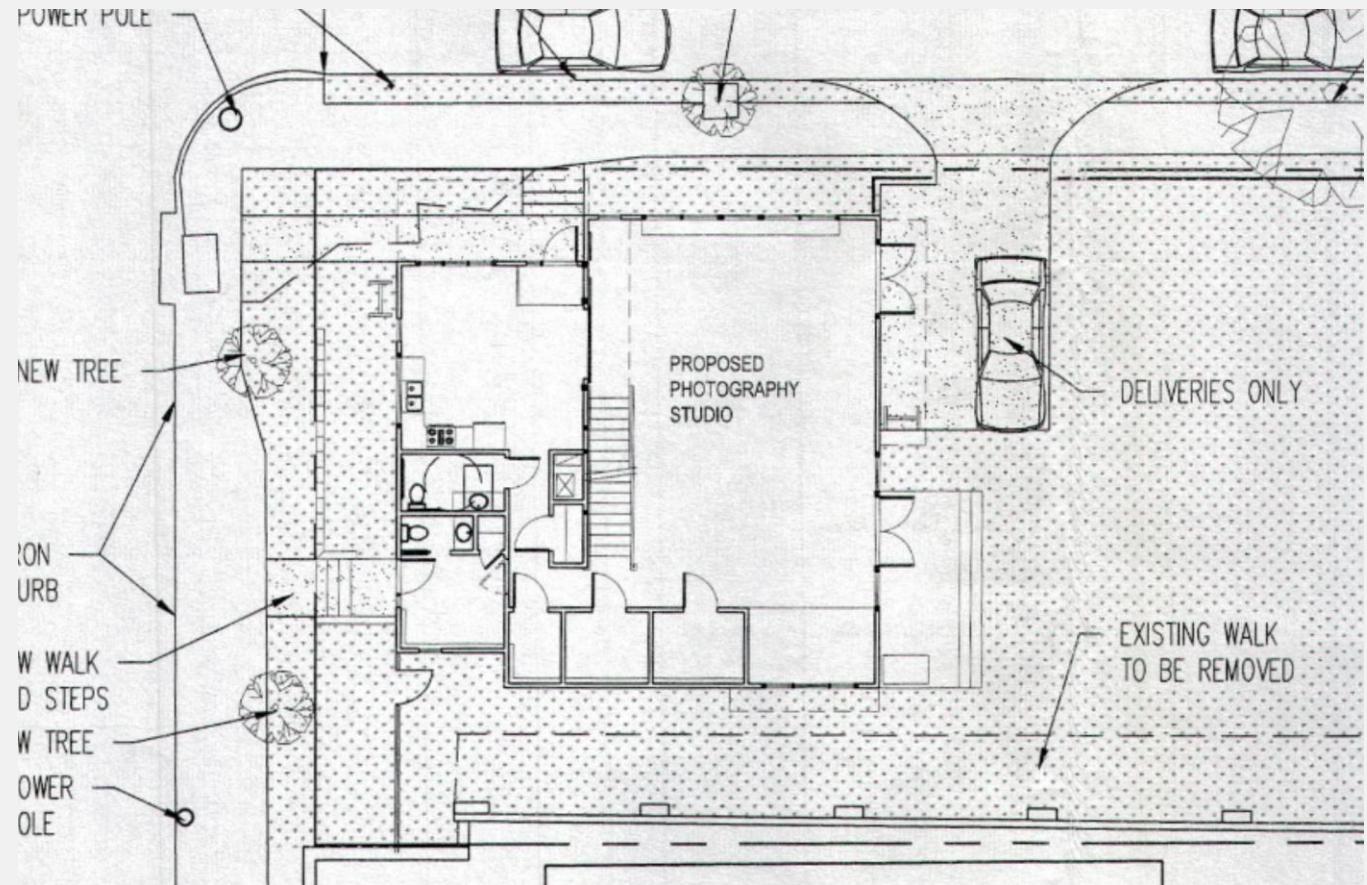
## History

- 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

Case # CD-CPC-2025-00160

Approval