

Ordinance 250331

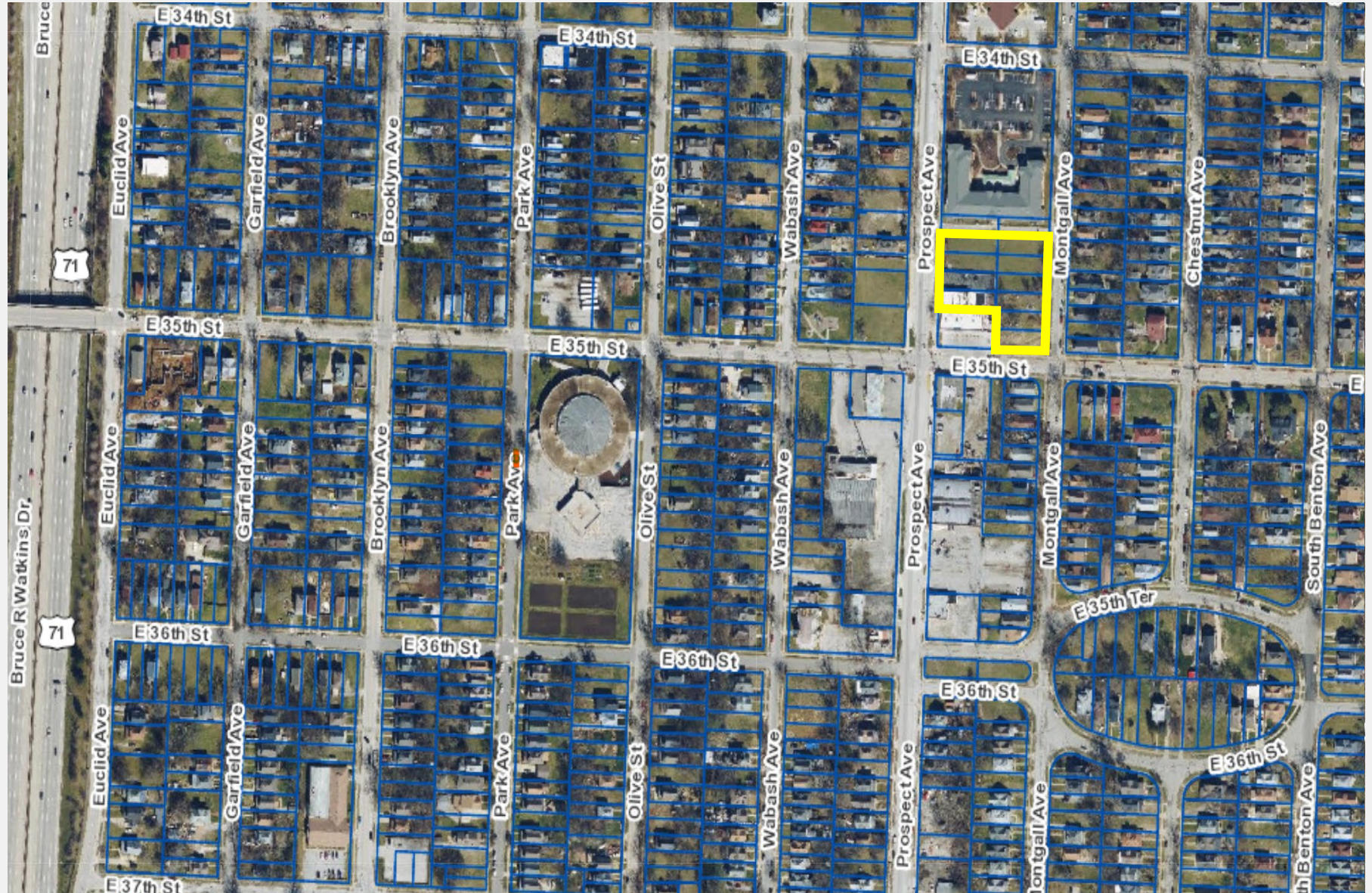
Rezoning to District UR: Palestine Legacy Residences
CD-CPC-2025-00022

April 22, 2025

Neighborhood Planning and Development Committee



Location

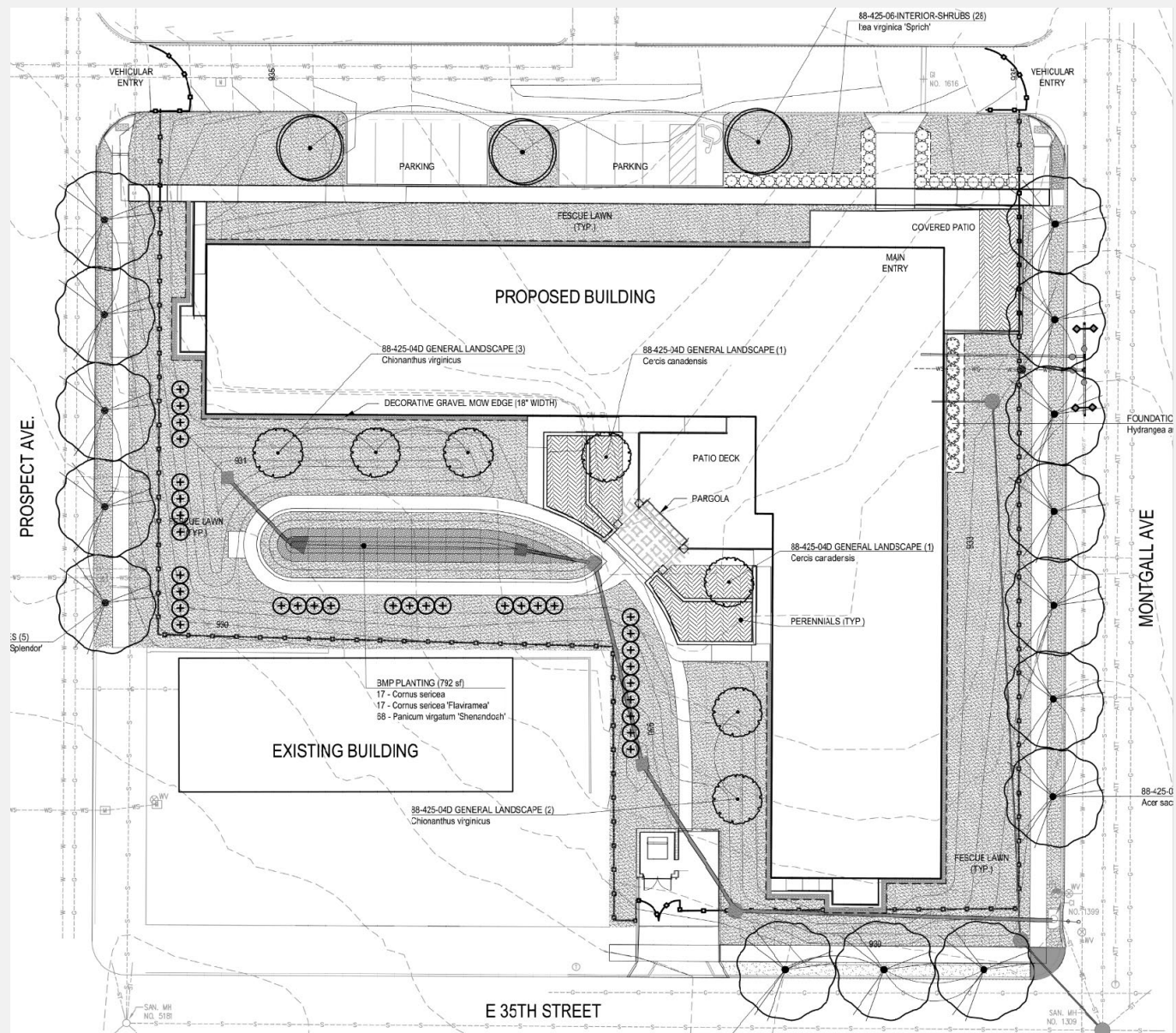


Looking East From Prospect Ave



Looking Northwest From Montgall Ave and East 35th Street





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 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 Plan Commission Recommendation Ordinance 250331

Rezoning to UR

Case No. CD-CPC-2025-00022

Approval with Conditions

Palestine Legacy Residences

