

# Docket Item #1

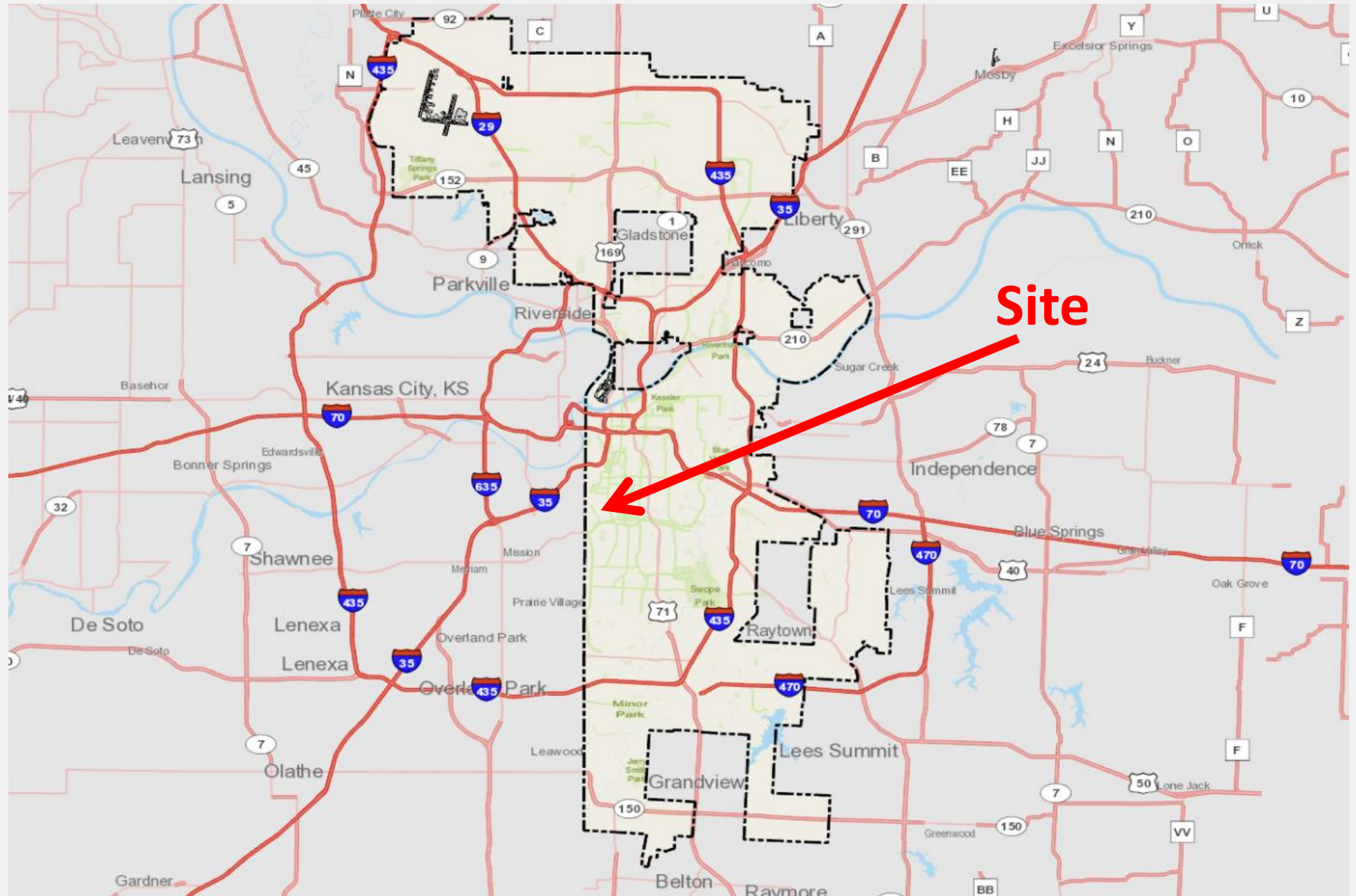
Rezoning: 47<sup>th</sup> and Holly Rezoning  
CD-CPC-2024-00085

August 7, 2024

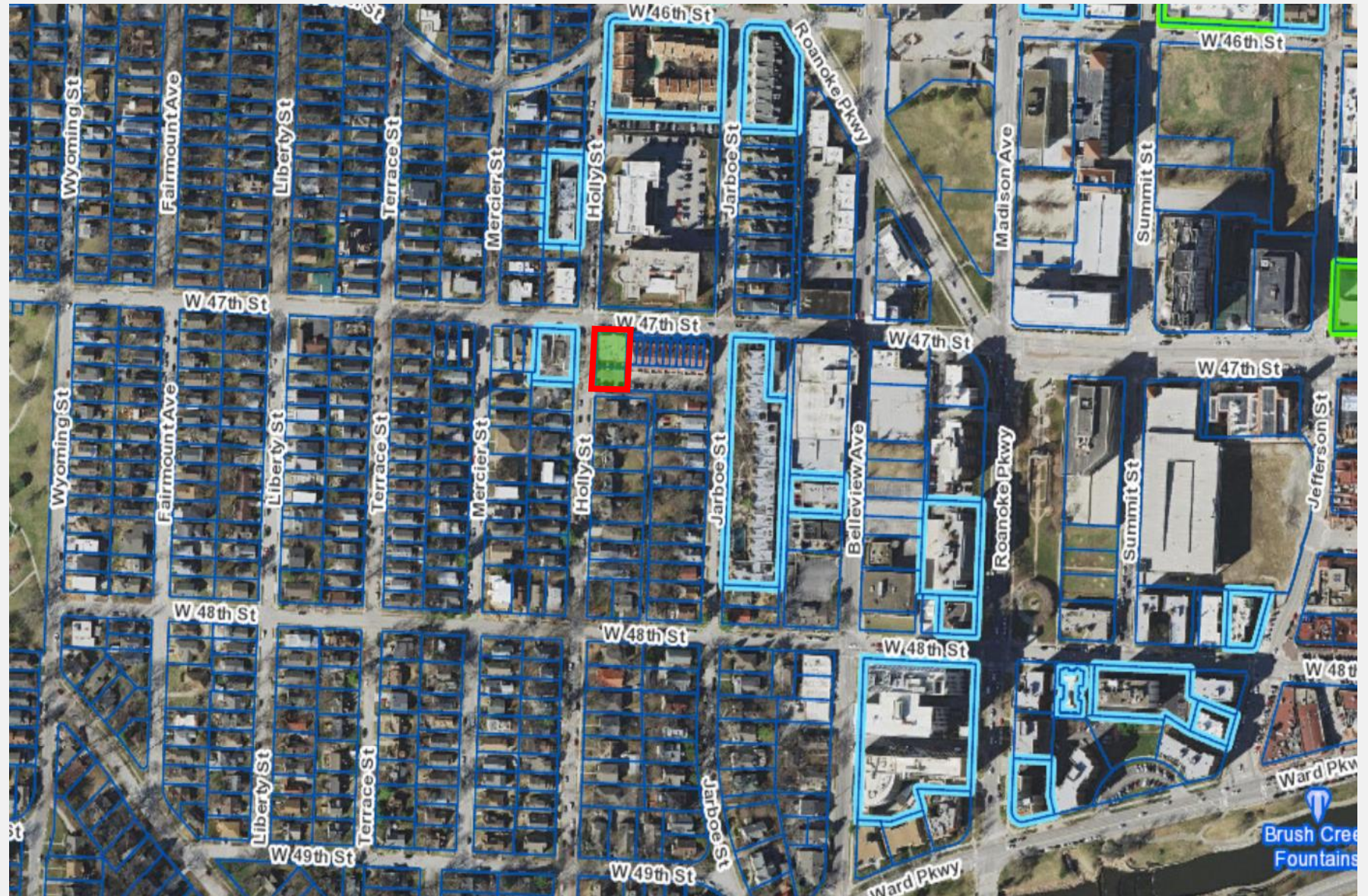
City Plan Commission



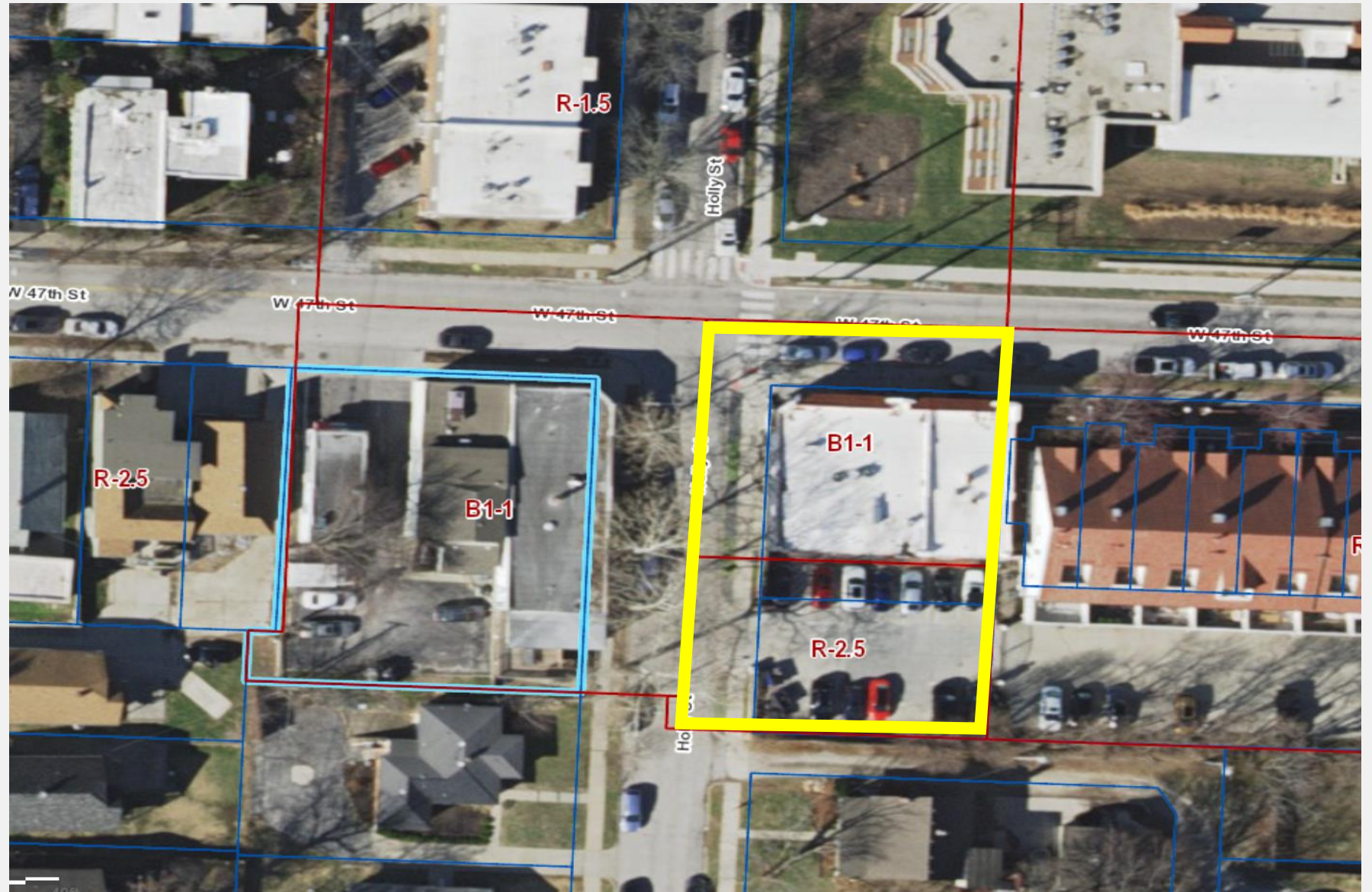
# Location



# Location



# Location



## Looking Southeast from Intersection of 47<sup>th</sup> Street and Holly Street



## Looking East from Holly Street at Existing Parking Lot



# Location of Parking Areas

- Except as otherwise expressly stated in this zoning and development code, required parking spaces **must be located on the same lot** as the use to be served by the parking. Accessory parking areas require the **same or a more intensive zoning classification** than that required for the most intensive of the uses served by the accessory parking area, unless approved as a special use pursuant to 88-525.

# Rezoning Request

- Applicant is requesting a rezoning of the parking area to B1-1
- Existing restaurant is zoned B1-1
- Consistent with Area Plan and adjacent commercial structures
- Renovation of existing restaurant requires parcel to conform to Zoning and Development Code.

# Staff Recommendation Docket Item #1

## Rezoning

Case No. CD-CPC-2024-00085

**Approval**

47<sup>th</sup> and Holly Rezoning