

# **Docket #4.1, 4.2**

## **CD-CPC-2024-00069**

Area Plan Amendment

## **CD-CPC-2024-00070**

Rezoning without Plan

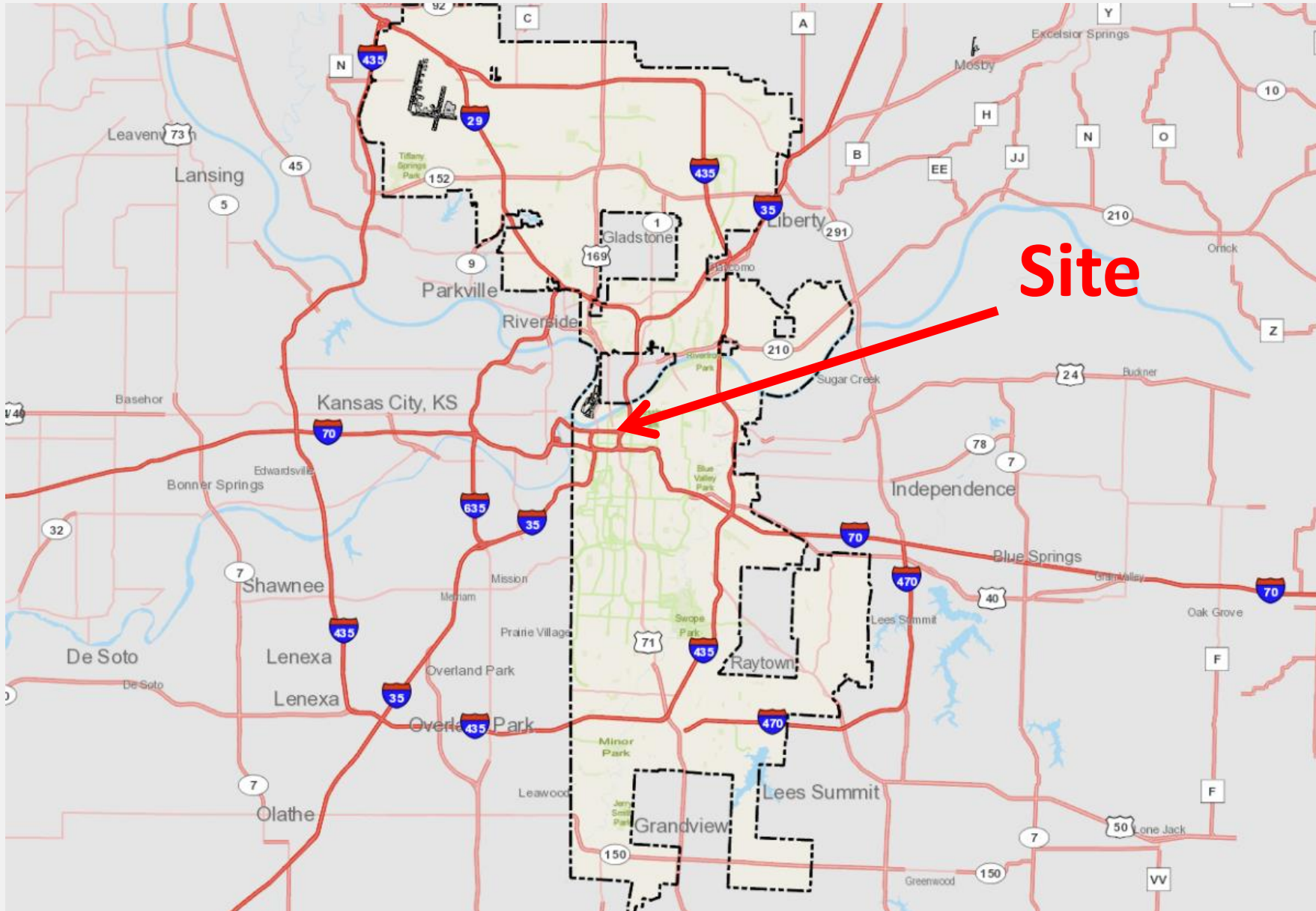
521 Campbell Rezoning – 521 Campbell St

July 3, 2024

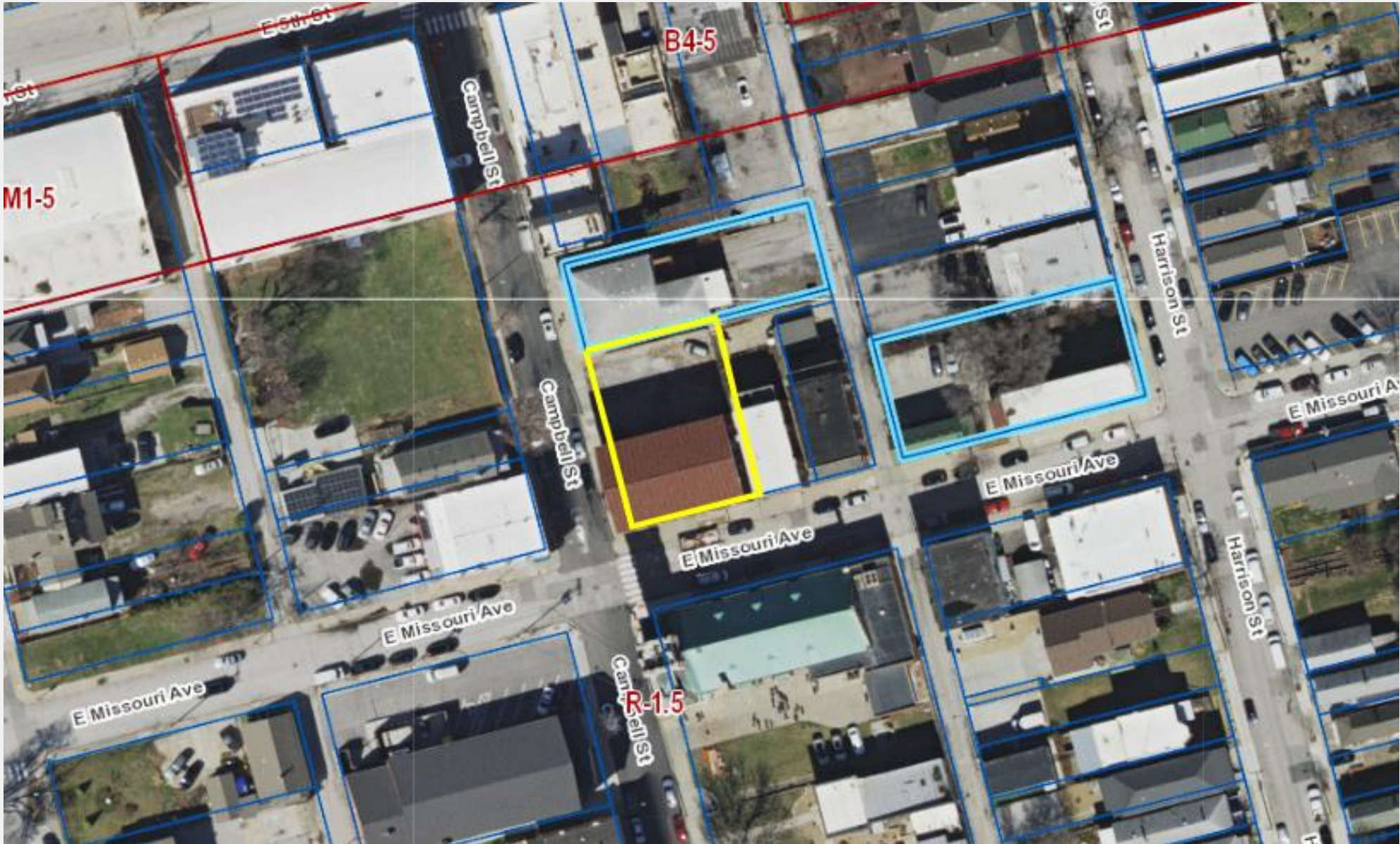
*Prepared for*

City Plan Commission









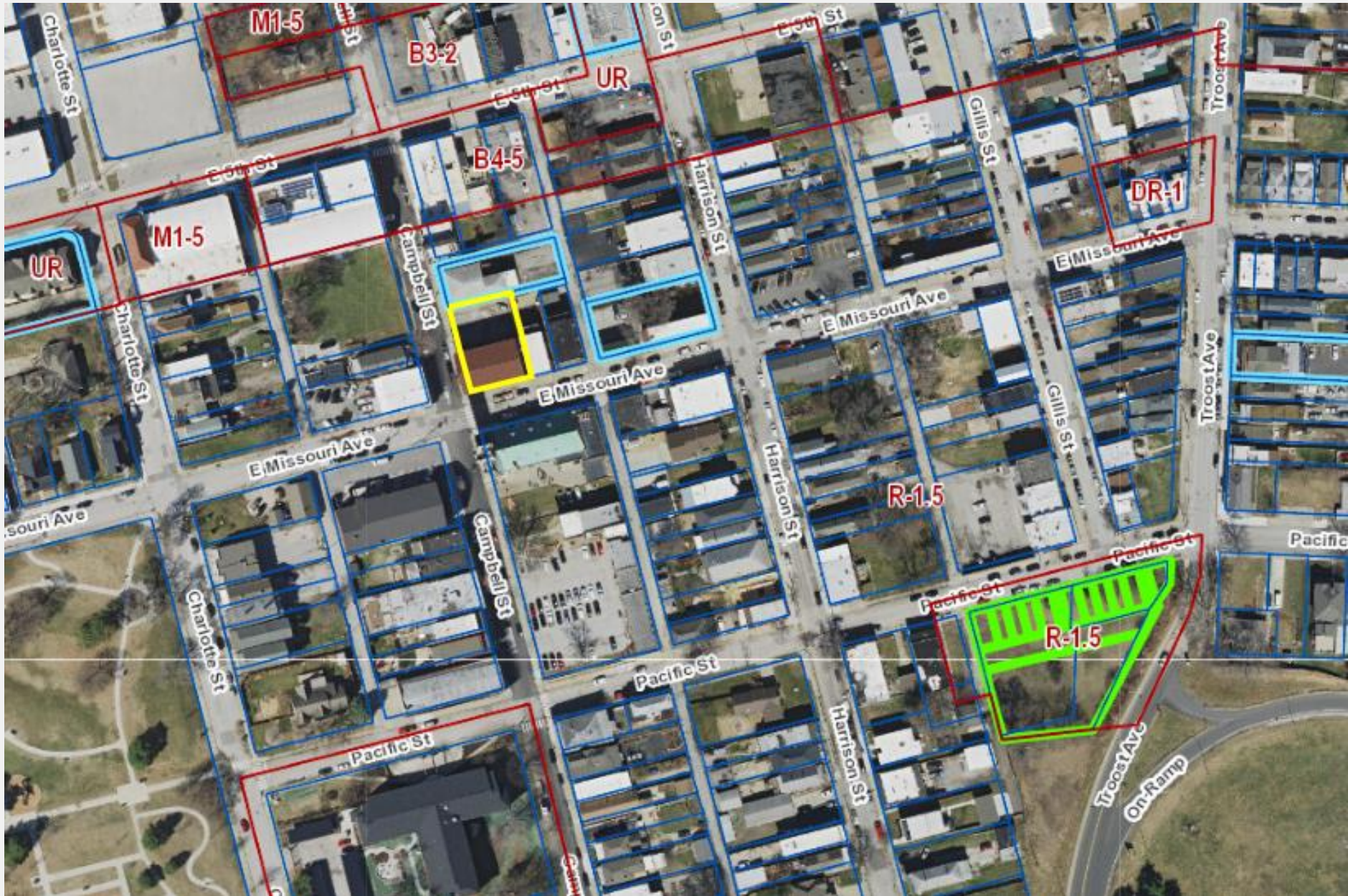




### **DOWNTOWN RESIDENTIAL (DR)**

The DR district is primarily intended to accommodate residential development and small-scale commercial uses on lower floors, with residential units above. This land use classification corresponds with the DR zoning district within the zoning ordinance.





## 88-515-08 - REVIEW CRITERIA



In reviewing and making decisions on proposed zoning map amendments, the city planning and development director, city plan commission and city council must consider at least the following factors:

88-515-08-A. conformance with adopted plans and planning policies;

88-515-08-B. zoning and use of nearby property;

88-515-08-C. physical character of the area in which the subject property is located;

88-515-08-D. whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

88-515-08-E. suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

88-515-08-F. length of time the subject property has remained vacant as zoned;

88-515-08-G. the extent to which approving the rezoning will detrimentally affect nearby properties; and

88-515-08-H. the gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.





Subject site from Campbell St and Missouri Ave (Dec 2023)





View southeast on Campbell St. Subject site on left (Dec 2023)

# Staff Recommendation

**Case No. CD-CPC-2024-00069**

Approval without Conditions

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Approval without Conditions