

**Ordinance No. 200589**

**Case No. CD-CPC-2019-00242**



September 16, 2020

**Location: 4336 Woodland Avenue**  
**Existing Zoning: R-2.5 residential**

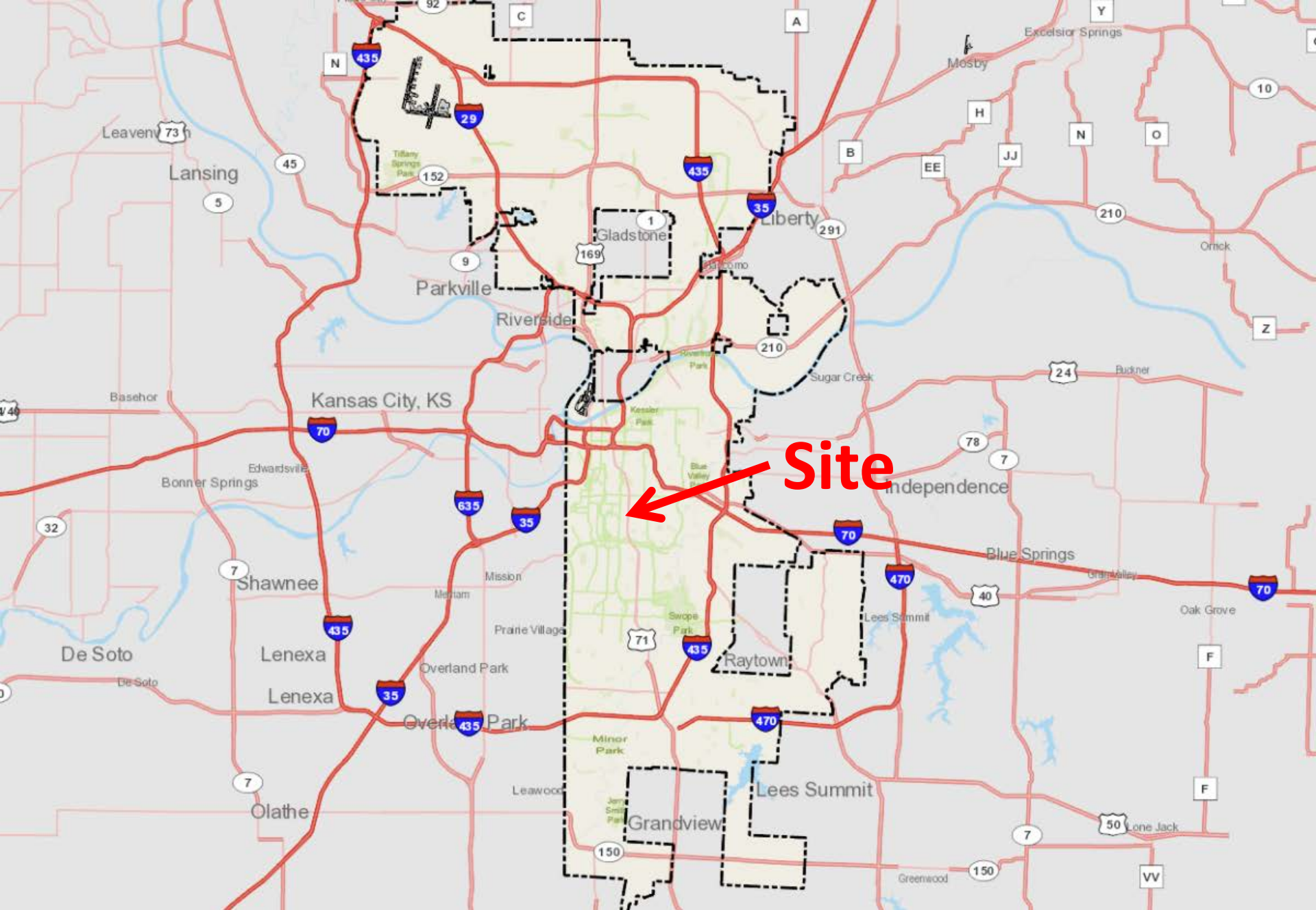
**A request to rezone about 0.58 acres  
from District R-2.5 to District B4 to allow  
for the continued use for construction  
company offices and vehicle storage.**



# List of Team:

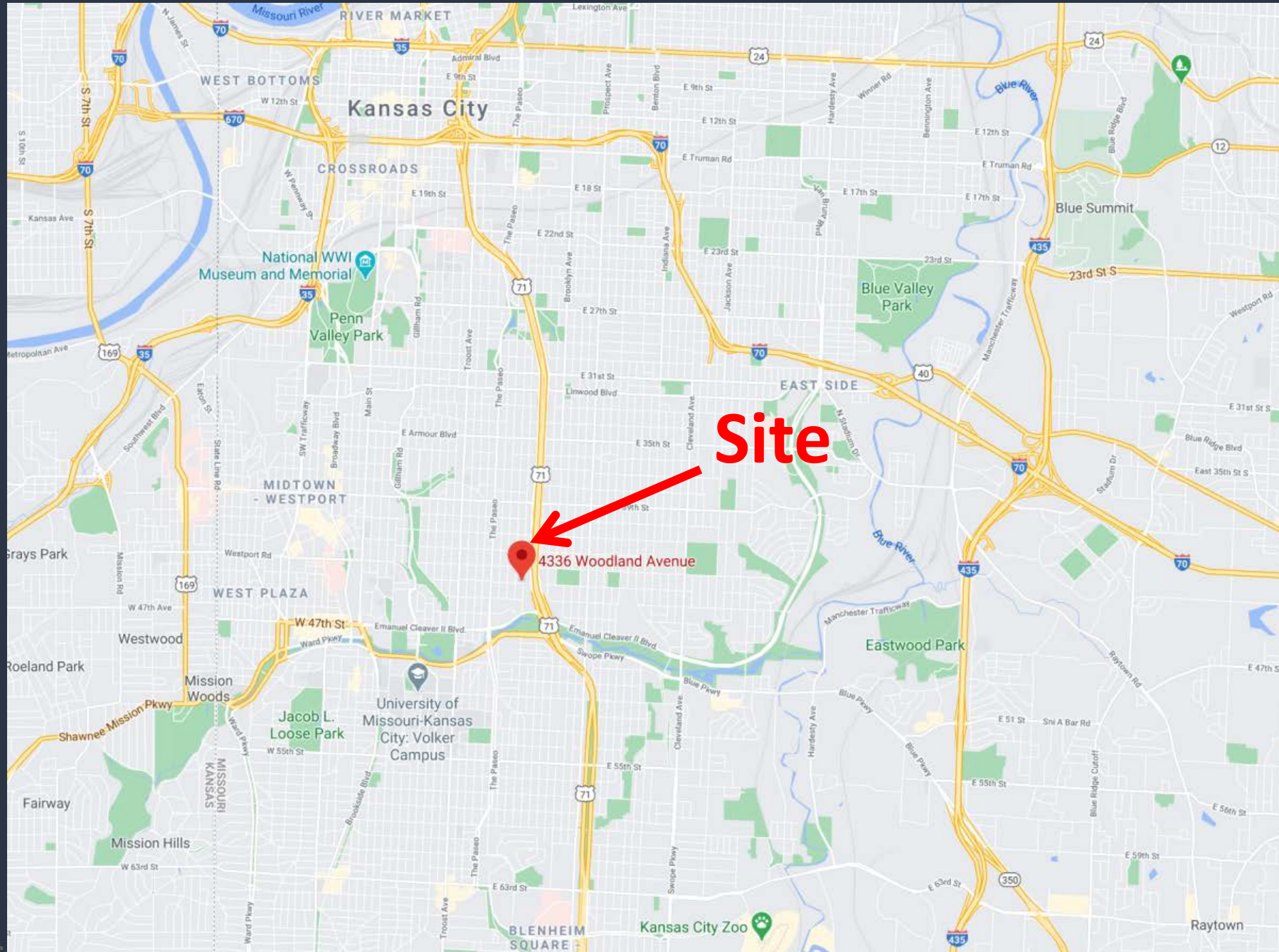
**Malaika Gilreath – Applicant**





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Site

4336 Woodland Avenue

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Site

4336 Woodland Avenue



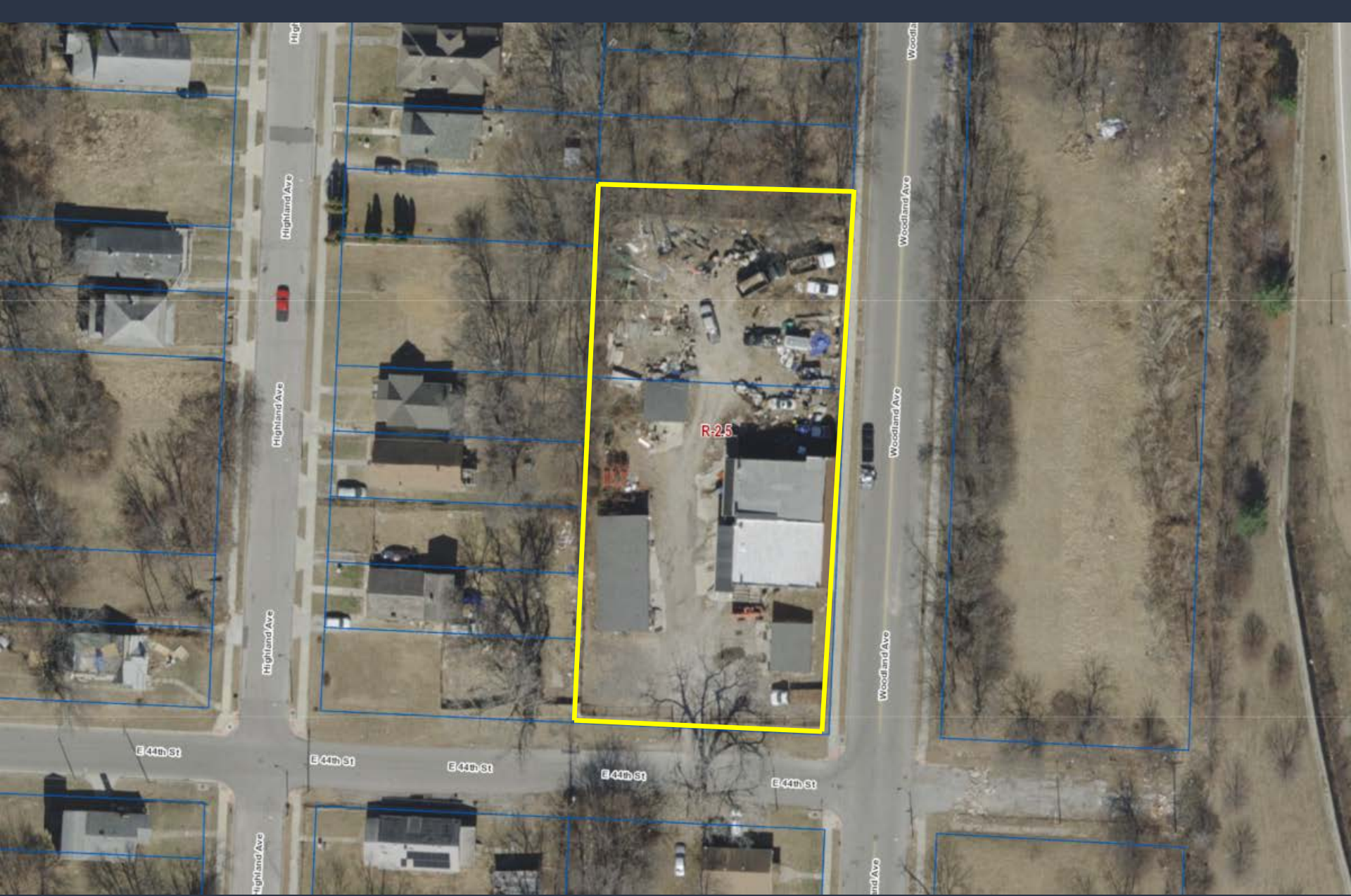


4366 Woodland Avenue



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## Background:

- ✓ February 23, 2018 - Code Compliance Case 18-0455731-505428 opened.
- ✓ Case is currently before the Municipal Court, pending action taken by the CPC and City Council.
- ✓ December 30, 2019 - Application filed to rezone the parcels from residential (R-2.5) to Heavy Commercial (B4) to allow for the continued use as a construction company office and vehicle storage area.
- ✓ City Plan Commission Hearings:
  - ✓ April 21, 2020
  - ✓ May 19, 2020
  - ✓ June 2, 2020
  - ✓ June 16, 2020.





## Land Use Analysis:

The site is used for office and vehicle storage.

- ✓ The proposed rezoning is not in conformance with the area plan.
- ✓ The Heart of the City Area Plan future land use plan recommends Mixed-Use Neighborhood, which would allow for some commercial uses, including office.
- ✓ Vehicle storage is a more intense use, not included in neighborhood mixed-use land use designation.

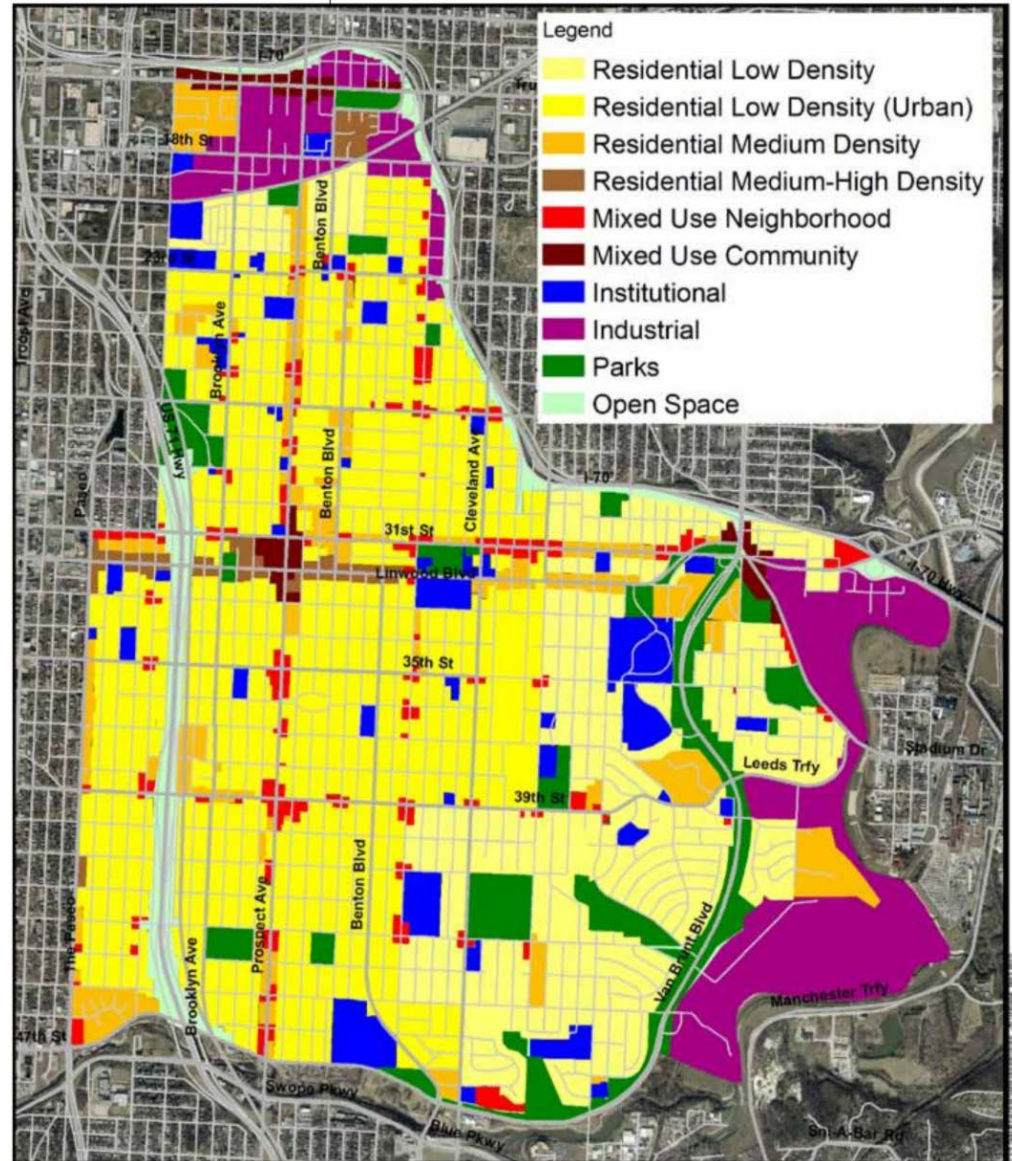
### MIXED-USE NEIGHBORHOOD

Primarily intended to accommodate and promote neighborhood serving retail sales or service uses, as well as mixed-use development consisting of businesses used on a building's lower floors and residential uses on upper floors. This land use classification corresponds with the B1 and B2 zoning categories within the new zoning ordinance.



## The Land Use Plan

The Land Use Plan provides a framework for future development decisions. The map below is based upon the values and aspirations of area residents, property owners, business owners and others who participated in the planning process. The land use categories and definitions are described on the following pages.





**On June 16, 2020, the CPC recommended denial of the request for the following reasons:**

- 1. Proposed zoning does not conform to the Heart of the City Area Plan land use recommendation.**
- 2. No area plan amendment was filed with the application.**
- 3. The applicant failed to appear before the CPC.**
- 4. The applicant failed to meet the Public Engagement requirements outlined in Chapter 88-505-12.**

