

# Ordinance X

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

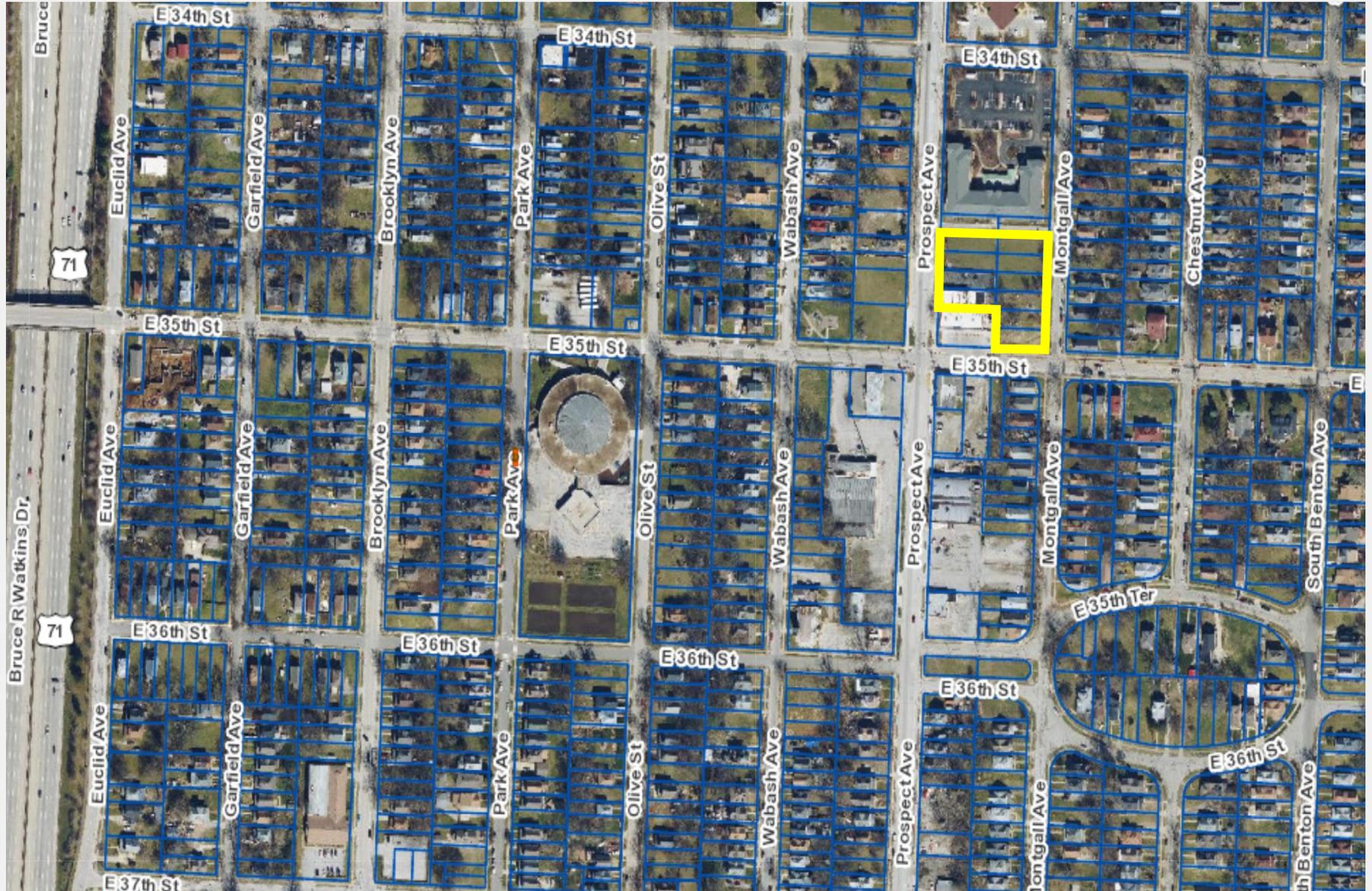
date, 2025

Neighborhood Planning and Development Committee





# Location



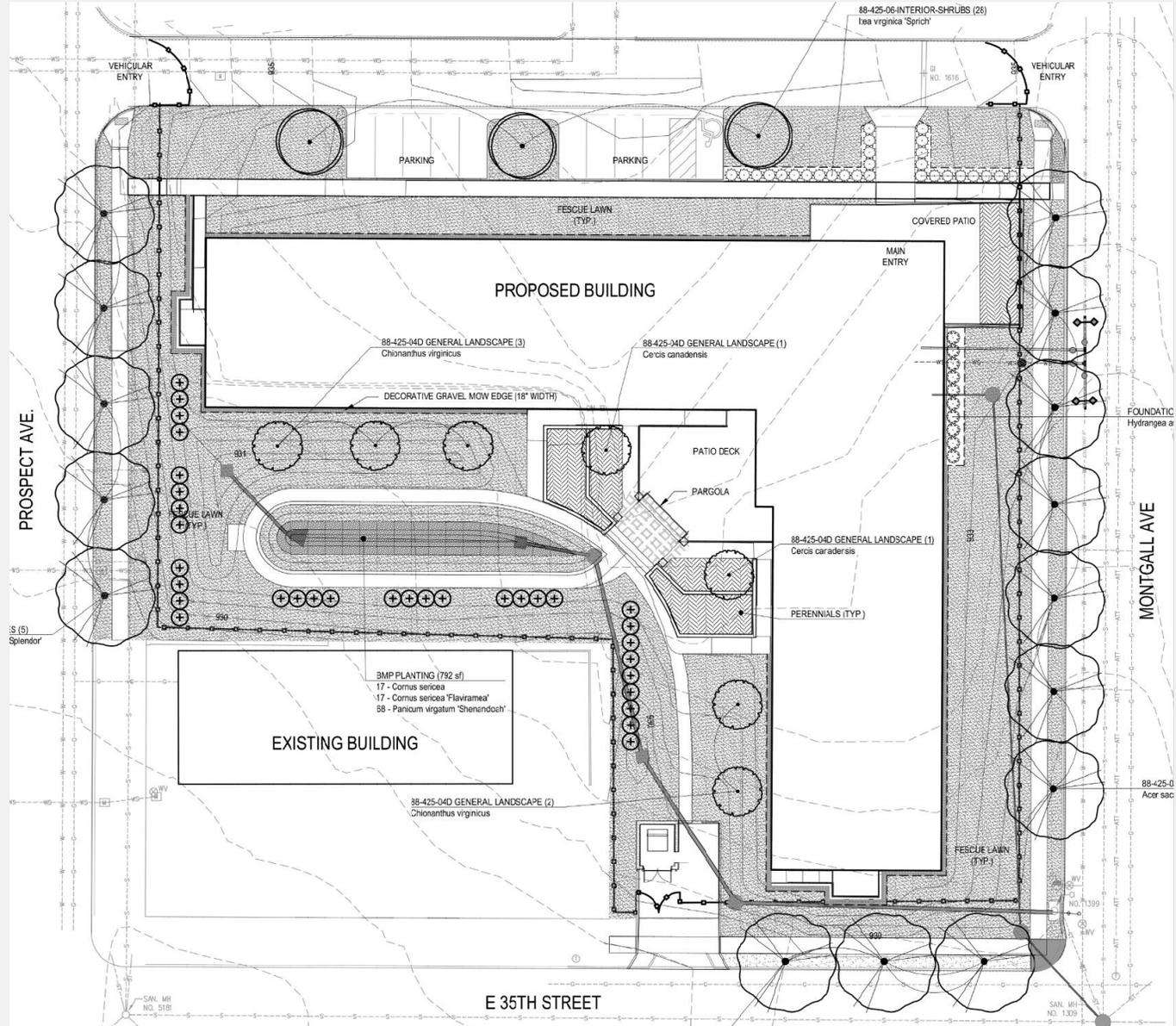
# Looking East From Prospect Ave



# Looking Northwest From Montgall Ave and East 35<sup>th</sup> Street



# Site Plan



# Elevations



**4** PROSPECT AVE. (WEST) ELEVATION  
SCALE: 1/8" = 1'-0"



**3** MONTGALL AVE. (EAST) ELEVATION  
SCALE: 1/8" = 1'-0"



# 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 Section 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 Planning Commission Recommendation Ordinance X

## Rezoning to UR

Case No. CD-CPC-2025-00022

**Approval with Conditions**

Palestine Legacy Residences



# Ordinance X

Rezoning and Development Plan: Park Place Residential Development  
CD-CPC-2025-00029 & CD-CPC-2025-00023

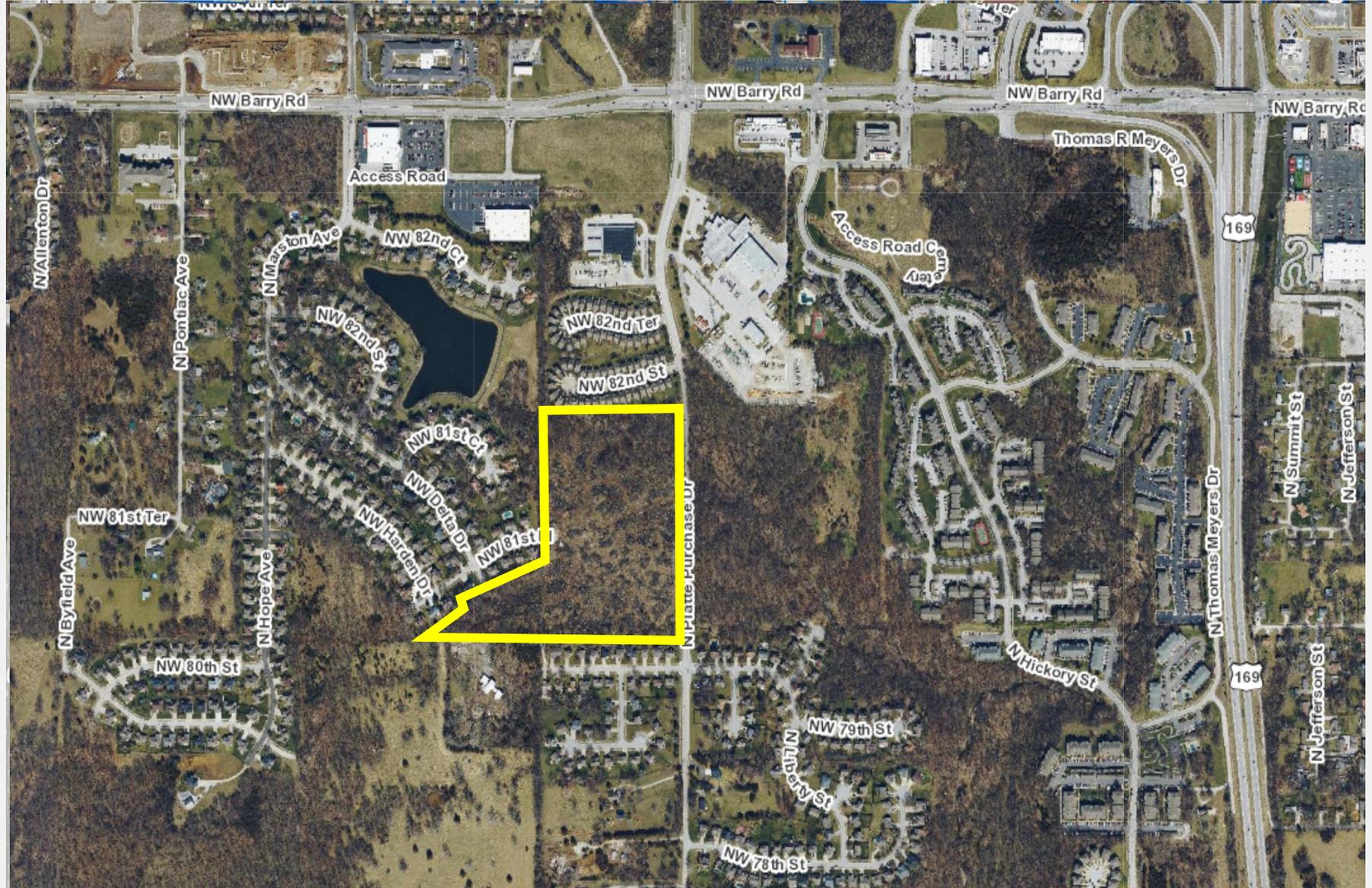
date, 2025

Neighborhood Planning and Development Committee





# Location



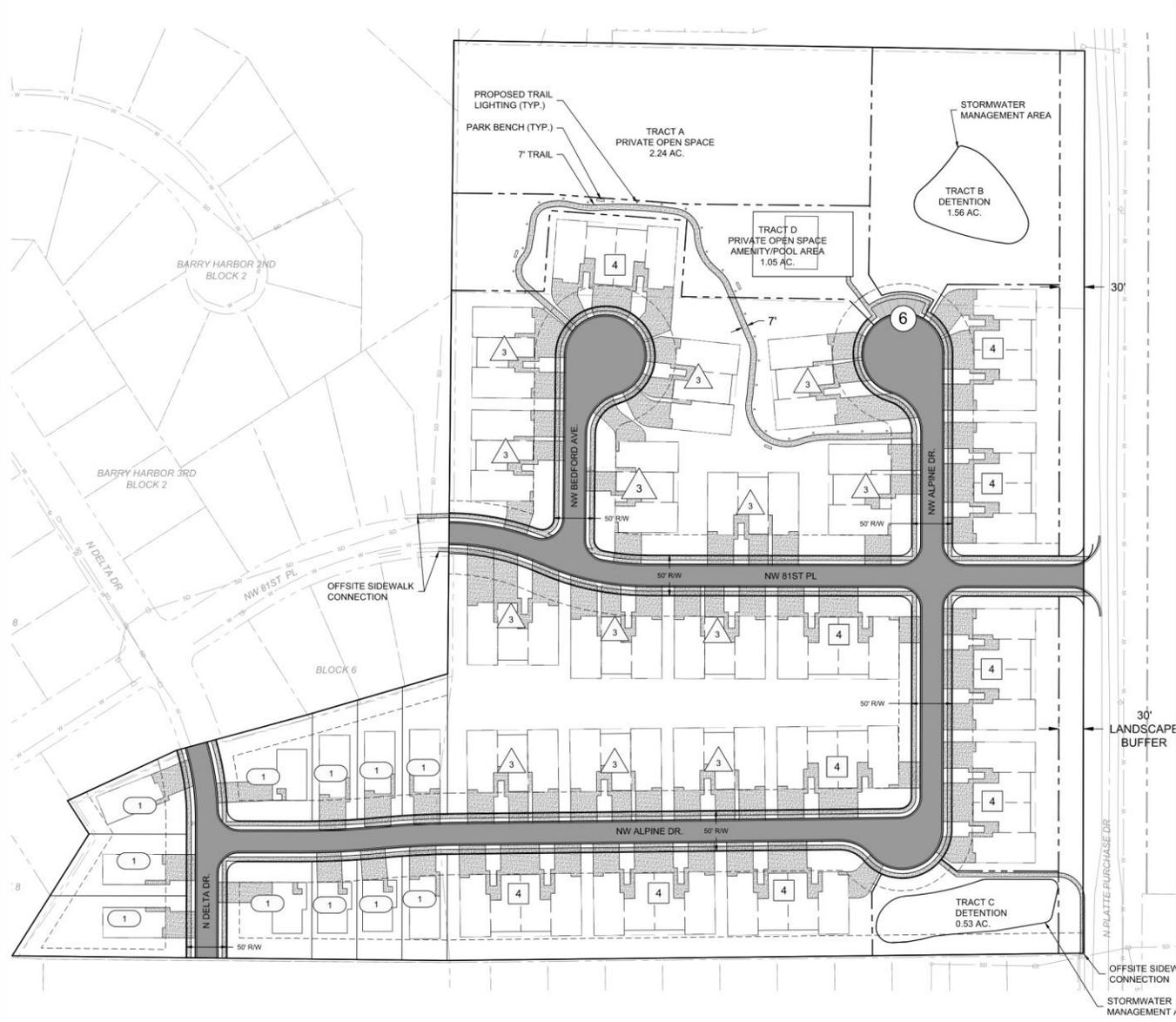
# Looking East From North Platte Purchase Drive- 2024



# Looking East From North Platte Purchase Drive- 2022



# Site Plan



# Sample Elevations



# Renderings

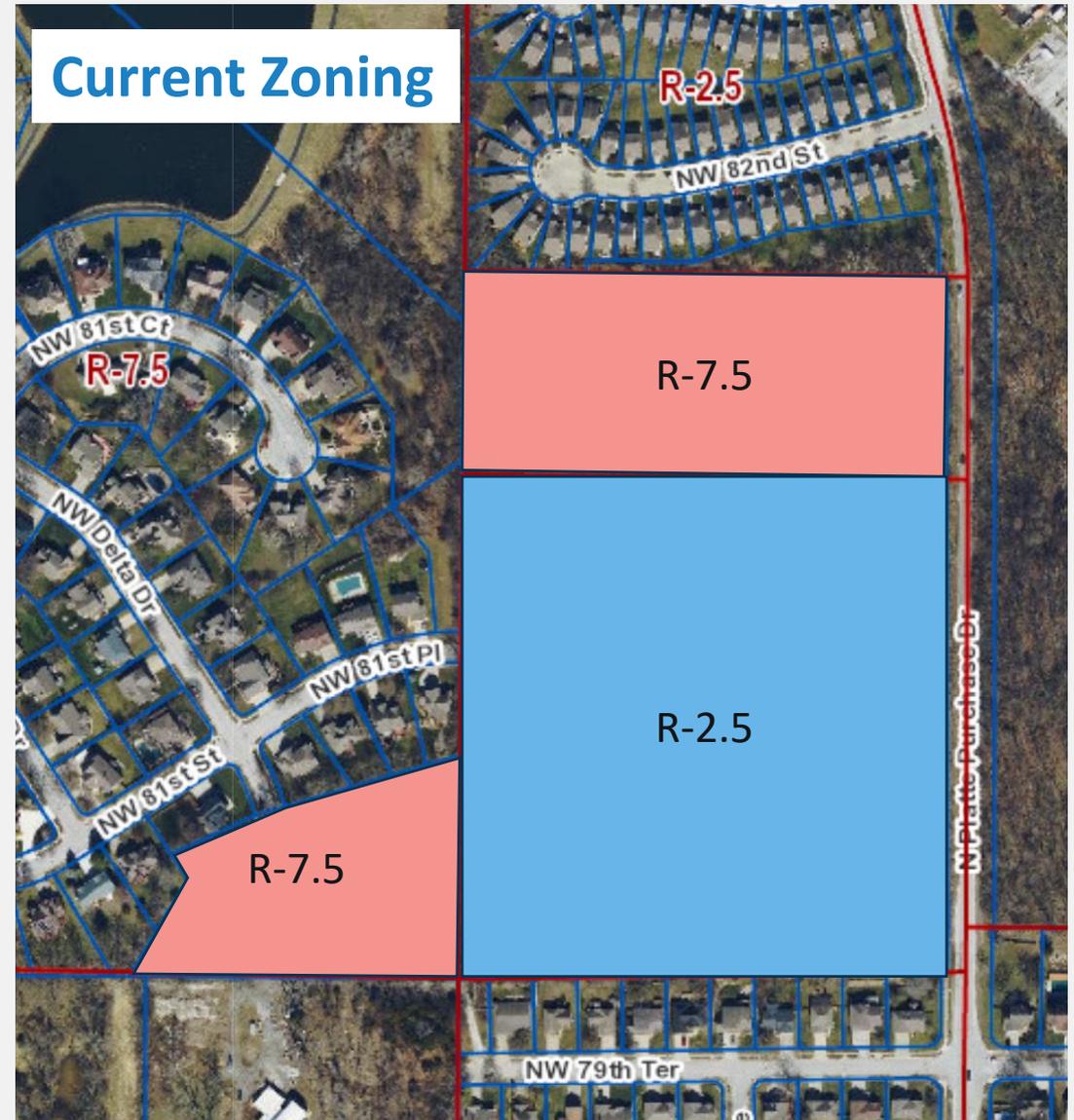


# Development Plan

- Mixture of for rent and for sale units. Multi-unit buildings are not for sale
- 11 Detached Homes, 13 Three Unit Townhouses, 10 Four Unit Townhouses
- Applicant worked with staff to reduce garage frontage and provide additional pedestrian space throughout.
- Project Plan for the pool area will be required prior to Final Plat approval.
- 75 additional trees will be provided by the applicant in order to meet intent of tree preservation ordinance.

# Rezoning

- Development Plan Area is zoned R-7.5 and R-2.5
- Applicant is proposing to rezone the entire area to R-2.5



# Public Engagement Summary

- In Person Meeting held on March 19, 2025
  - 23 people attended
- Virtual Meeting Held on March 25, 2025
  - 12 people attended

# City Planning Commission Recommendation Ordinance X

## Rezoning

Case No. CD-CPC-2025-00029

**Approval**

## Development Plan

Case No. CD-CPC-2025-00023

**Approval with Conditions**

Park Place Residential Development