

Ordinance 250331

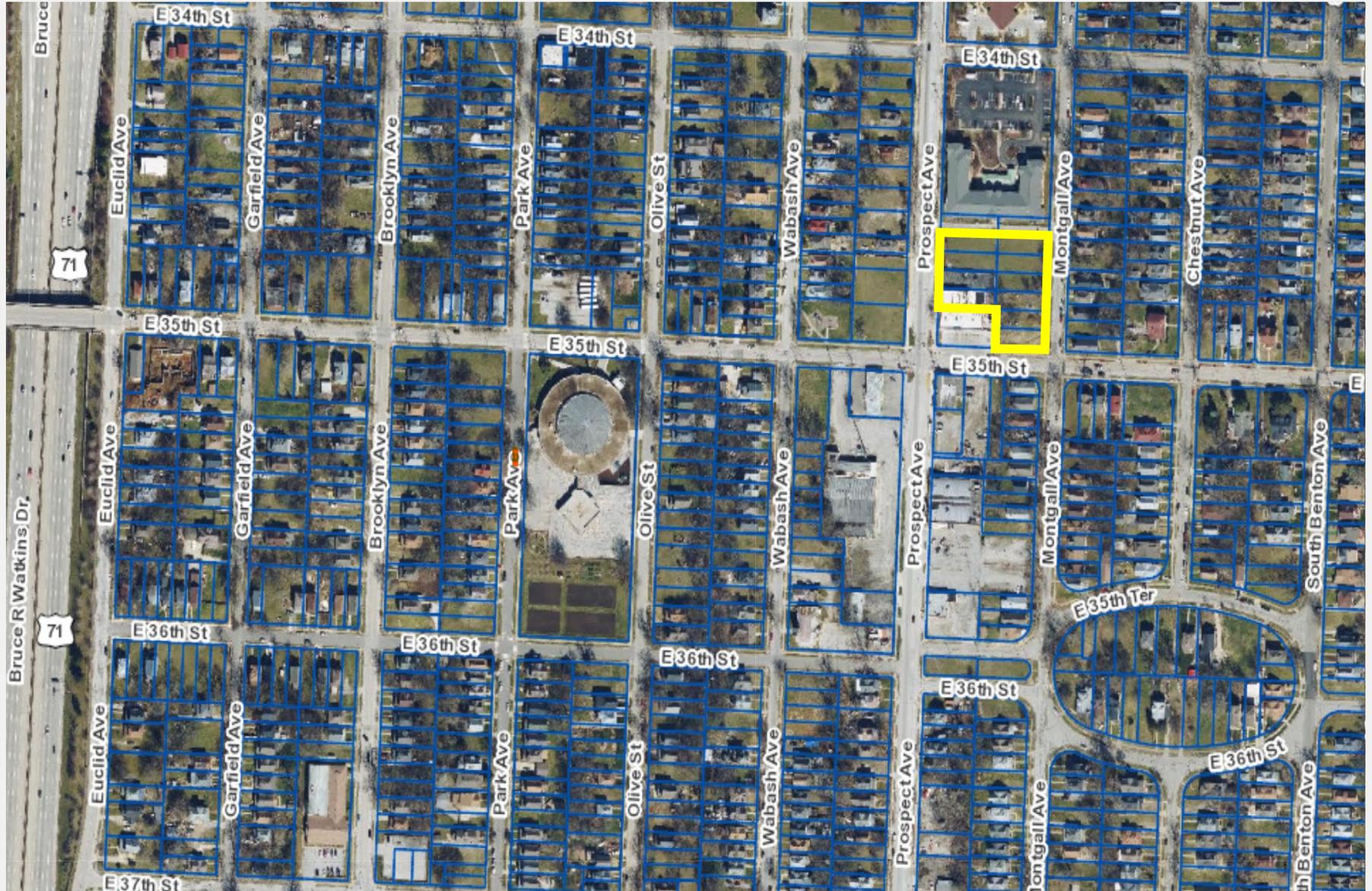
Rezoning to District UR: Palestine Legacy Residences
CD-CPC-2025-00022

April 22, 2025

Neighborhood Planning and Development Committee



Location



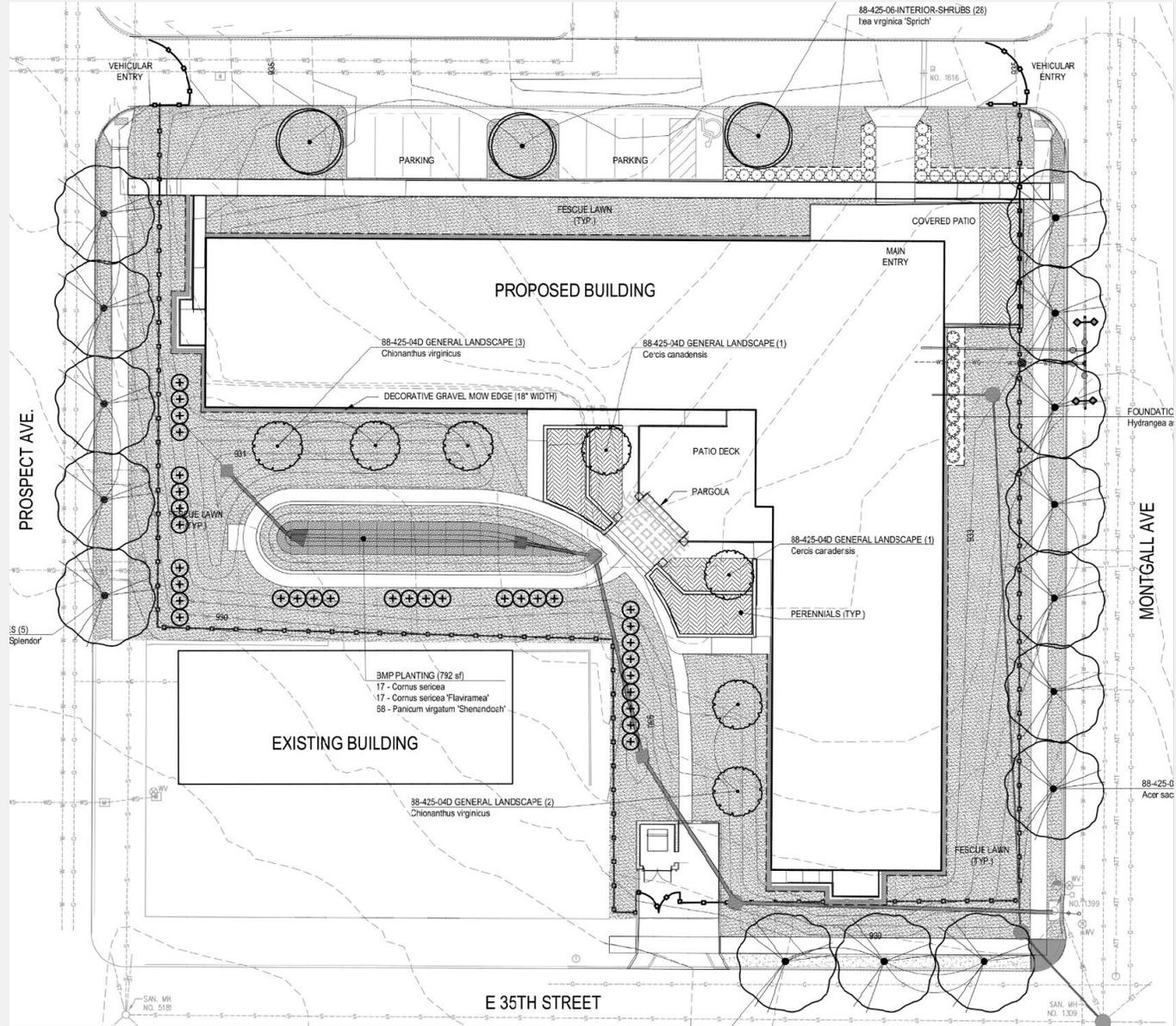
Looking East From Prospect Ave



Looking Northwest From Montgall Ave and East 35th Street



Site Plan



Elevations



Big D's Conven and Grocery

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 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

