Docket Item #2

Rezoning (CD-CPC-2026-00083)

2131 Washington Rezoning

August 5, 2026

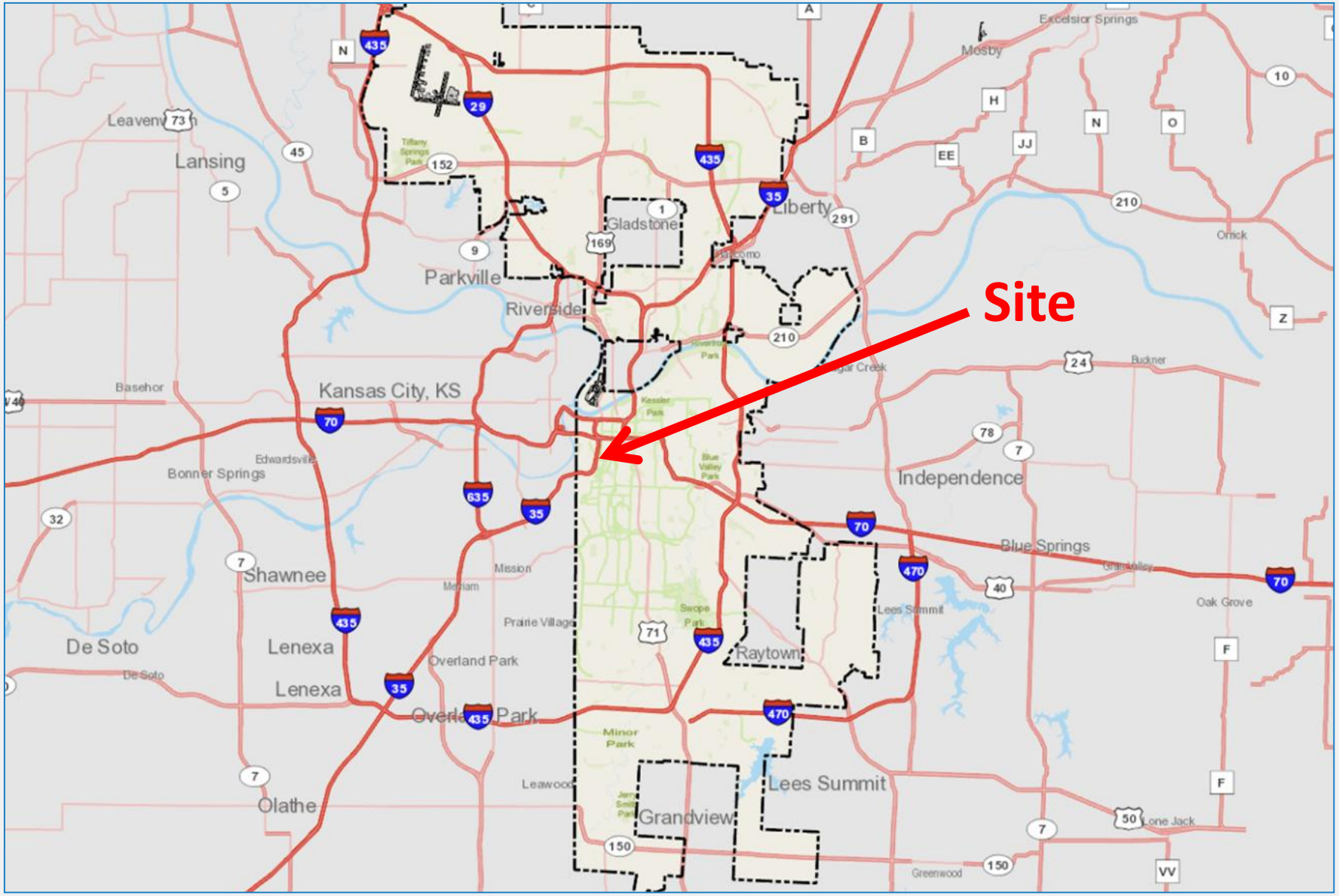
City Plan Commission

Location

Address:
2131 Washington

Council District:
4th

Area Plan:
Greater Downtown



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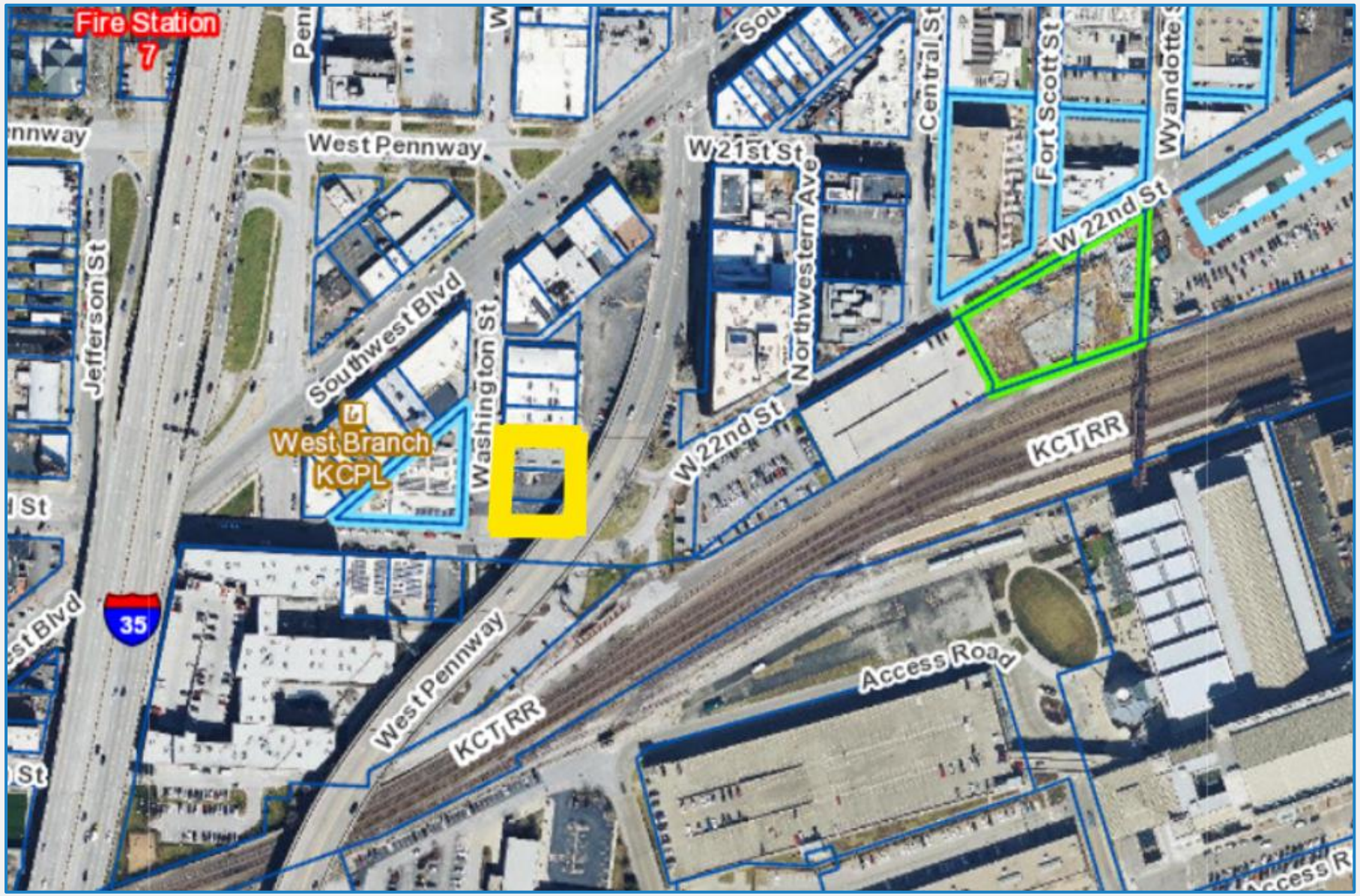
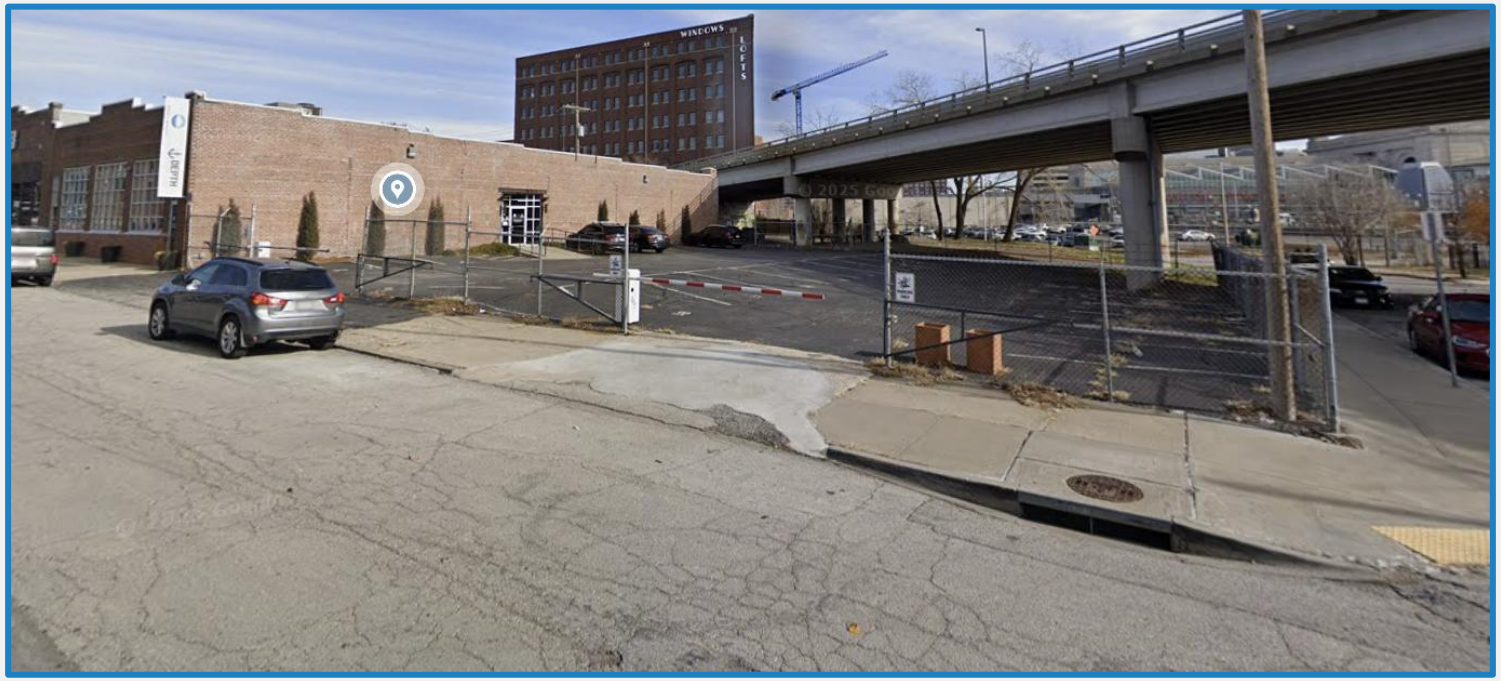


Rezoning

- Parcel is currently zoned B4-2
- Request to rezone the entire parcel to **DX-5 (Downtown Mixed Use)**
- Site consists of 3 lots with one existing building and a parking lot.
- Will facilitate future development of the site in accordance with downtown development standards.
- No Development is proposed with this rezoning.



Conformance with Area Plan

- The Greater Downtown Area Plan recommends Downtown Mixed Use for the subject site.
- Rezoning request is in High Alignment with the adopted area plan.
- Per the 4th District Planner, Luke Ranker:
  - "This rezoning without a plan has a high alignment with the Greater Downtown Area Plan as it brings the zoning into compliance with the Downtown Mixed-Use Future Land Use. The rezoning will allow for a scale of uses, density, and height appropriate for the site. Additionally, GDAP calls for extending downtown development standards to areas with the Downtown, Corridor or Node Development Form designation."

Public Testimony

- Staff spoke with one member of the public who expressed concerns regarding the proposed rezoning and its potential impacts on the residential neighborhood to the west.
  - The individual indicated they would not be able to attend the hearing.
- No written testimony was submitted.

Staff Recommendation Docket Item #2

Rezoning

Case No. CD-CPC-2026-00083 **Approval**

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