



## AGENDA ITEM SUMMARY

### District Impacted

- ☐ 1 = Wolosin
- ☐ 2 = Woolard
- ☒ 3 = Scott
- ☐ 4 = Fowler
- ☐ 5 = Macaluso
- ☐ All

<b>AGENDA DATE</b>	<i>December 02, 2019</i>
<b>DESCRIPTION</b>	To make recommendation to City Council regarding the proposed rezoning of the property located at 121 Advogt Street (KAD 24670) from B-2, Highway Commercial District, to B-1, High-Density Residential and Neighborhood Commercial District. <i>(Mike Hodsdon)</i>
<b>STAFF'S RECOMMENDED ACTION (be specific)</b>	Approve the rezoning of the property located at 121 Advogt Street (KAD 18975) to B-1.
<b>CONTACT PERSON</b>	Sara Serra, Planner II, Laura Talley, Planning and Community Development Director
<b>SUMMARY</b>	<p>The property located at 121 Advogt Street (North Heights Addition lot 11A) is current zoned B-2, Highway Commercial District. The owner is requesting B-1, High-Density Residential and Neighborhood Commercial District. This area is identified as Downtown on the Future Land Use Plan.</p> <p><b>MASTER PLAN</b></p> <p>The Downtown future land use category is intended for areas that include a mix of uses developed with an urban character situated in a higher density/intensity, pedestrian-friendly environment. The urban character of downtown is characterized by buildings being located close to the street (i.e., build-to lines), parking is either on-street or in public parking lots, and the pedestrian environment has equal consideration, if not priority, over the vehicle. It is envisioned that new mixed-use development (or redevelopment) will extend further along north and south Main Street and to some of the abutting streets.</p> <p>The appropriate primary uses allowed in areas designated as Downtown include brew pubs and night clubs, government facilities, multi-family, offices (including medical), parks and recreation, retail sales and services, restaurants, single-family attached residential (i.e., townhouses built with an urban character), safety services, and schools. A B-1 High-Density Residential and Neighborhood Commercial District is appropriate in the Downtown area.</p> <p>Staff recommends approval of the rezone request.</p>

<b>COST</b>	
<b>SOURCE OF FUNDS</b>	
<b>ADDITIONAL INFORMATION</b>	

This summary is not meant to be all inclusive. Supporting documentation is attached.