



## Legislation Text

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**File #:** 12-0296, **Version:** 1

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An Ordinance to Amend Chapter 55 (Zoning), Rezoning of 0.84 Acre from D2 (Downtown Interface Base District) and South University/D2 Character Overlay District to D1 (Downtown Core Base District) and South University/D1 Character Overlay District WITH CONDITIONS, 1320 South University Avenue (CPC Recommendation: Denial - 0 Yeas and 8 Nays)

This ordinance will zone this property to D1 (Downtown Core Base District) and South University/D1 Character Overlay District, WITH CONDITIONS.

The petitioner has offered conditions to voluntarily restrict the requested D1/South University zoning, including maximum floor area premium option, maximum height, minimum side and rear setback, and permitted uses. The voluntarily offered conditions are provided in a Conditional Rezoning Statement of Conditions, which is included in the Planning Staff Report. One condition, regarding permitted uses, was verbally changed by the petitioner during the Planning Commission's discussion on February 7, 2012 and an amended Statement is attached separately.

At its meeting of February 7, 2012, the City Planning Commission recommended denial of the request based on its finding that the proposed zoning is not consistent with the adjacent zoning, the surrounding land uses, or the City's Master Plan.

Attachments: February 7, 2012 Planning Staff Report  
February 7, 2012 Planning Commission Minutes  
February 24, 2012 Amended Conditional Rezoning Statement of Conditions  
Petition for Zoning Change with Exhibits

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Reviewed by: Wendy L. Rampson, Planning Manager  
Sumedh Bahl, Community Services Administrator

(See attached ordinance)