



## Legislation Text

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**File #:** 21-0341, **Version:** 1

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An Ordinance to Amend Chapter 55 (Unified Development Code), Zoning of 1.2 Acres from PUD (Planned Unit Development) to R4C (Multiple-Family Dwelling), Near North Rezoning, 700 North Main Street, (CPC Recommendation: Approval - 9 Yeas and 0 Nays) (ORD-21-07)

Approval of this resolution will rezone a 1.2-acre parcel from PUD (Near North Planned Unit Development) to R4C (Multiple-Family Dwelling) to allow the site to be redeveloped with 22 townhouses.

The Master Plan's 8 elements, taken together, seek to guide the City towards sustainability, conservation, and increasing livability, affordability, transportation choices, and denser, mixed uses on vibrant, active, friendly streets. The Land Use element recommends "single and two-family residential" for the site.

Accompanying the rezoning petition, as a separate submittal, is a planned project site plan to construct 22 townhouses. Planned project modifications are sought to increase height and decrease the south side and rear setbacks.

The City Planning Commission determined that the proposed zoning is consistent with the adjacent zoning, the surrounding land uses, and the City's Master Plan and recommended approval of the request at its meeting of January 5, 2021.

**Attachments:** January 5, 2021 Planning Staff Report  
January 5, 20201 Planning Commission Minutes  
Ordinance to Amend Chapter 55 (Near North Rezoning)

**Prepared by:** Alexis DiLeo, City Planner

**Reviewed by:** Brett Lenart Planning Manager  
Derek Delacourt, Community Services Area Administrator

**Approved by:** Tom Crawford, City Administrator  
(See Attached Ordinance)