

**PB-17-115 ZON**  
Legistar No. 170608

City Commission March 15, 2018

Prepared By: Dean Mimms, AICP



DEPT  
OF  
DOING

PB-17-115 ZON

**CHW, Inc., agent for Carolyn H. Jordan**

1.48 acres, 1135 SW 11<sup>th</sup> AVE

**ZON → RSF-1 (3.5 du/ac) to Urban 8 (U8) (60 du by right, max 80 by SUP)**




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# PB-17-115 ZON

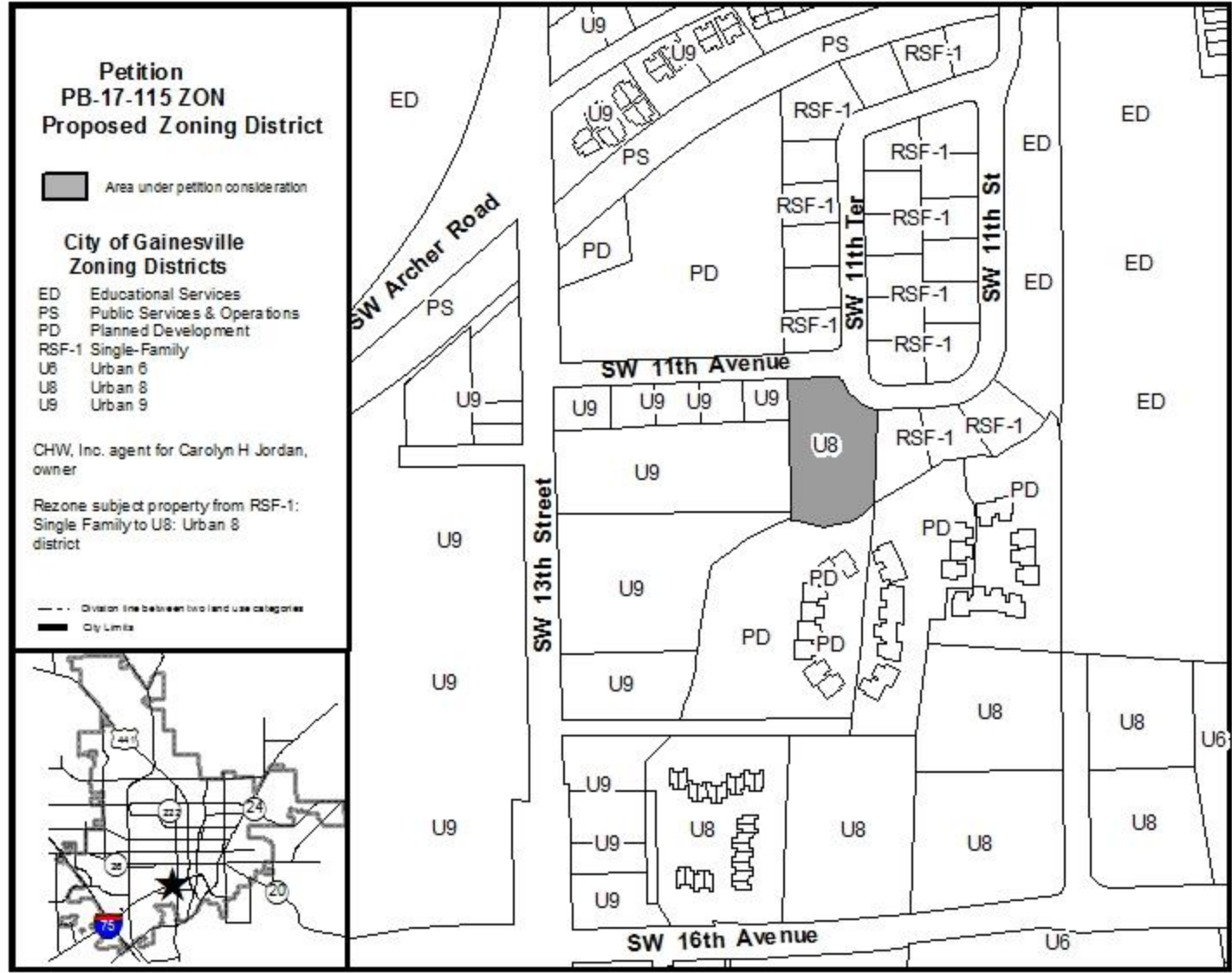


AERIAL PHOTOGRAPH



 No Scale	Name	Petition Request	Petition Number
	CHW, Inc. agent for Carolyn H Jordan, owner	Rezone subject property from RSF-1: Single-Family to U8: Urban 8 district	PB-17-115 ZON

# Proposed Zoning



# Subject Property



# Adjacent RSF-1 to East



Adjacent U9  
(to north &  
west)  
SW 11 AVE

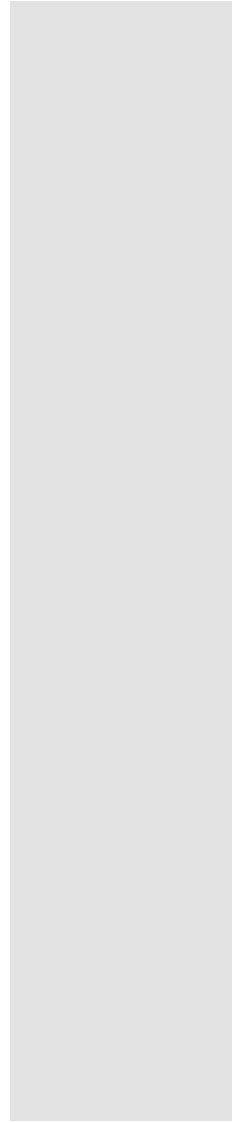


The Nine  
(Phase 1)  
SW 11 AVE





Wildflower  
Apartments -  
PD  
(northwest  
across SW 11  
AVE)

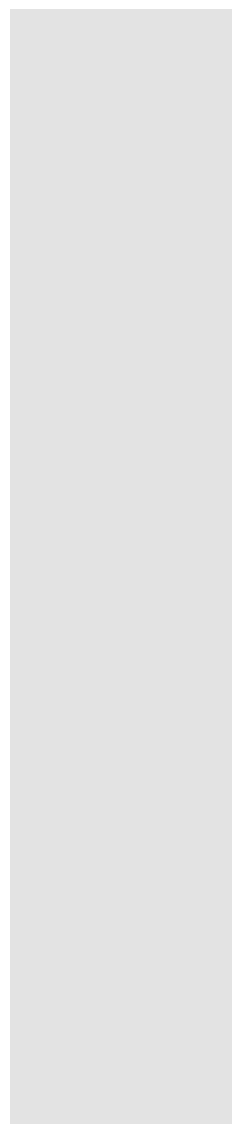


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The Nine  
 (Phase 1)  
 SW 11 AVE &  
 SW 13<sup>th</sup> ST



# South on SW 13<sup>th</sup> ST



# ZON Review Criteria

- **Compatibility w/Surrounding Uses & Development**
- **Need for proposed U8 zoning**
- **Changed Conditions**
- **City Plans / Programs** (e.g., Transportation, Schools, Potable Water, Environment)
- **Transect Rezoning Criteria:** *Logical extension or adequate transition; Based on changed growth & development pattern; Consistent w/overall vision in Comp. Plan for growth & development*
- **Impact on Affordable Housing**
- **Comprehensive Plan**

## Key Points

- **Consistent with Comprehensive Plan** – supports infill development & redevelopment at central location in urbanized area
- **Increases Development Potential** (Residential & Non-Residential) relative to current RSF-1 zoning



Staff to City Commission  
Approve Petition & Ordinance

City Plan Board to City Commission  
Approve Petition PB-17-115 ZON  
(Plan Board voted 6-0)

