

Petition PB-10-85 ZON. Howard Wallace, agent for Villas at 39th, LLC. Rezone property from MH: 12 units/acre mobile home residential district) to RSF-4: 8 units/acre single-family residential district. Located west of Northeast 2nd street, north of Northeast 35th Avenue, and east of the CSX railroad ROW in the 3500-3700 block of Northeast 1st Terrace, Northeast 1st Way, and North Main Terrace.

The Planning Department staff presentation was made by Onelia Lazzari, AICP, Concurrency Management Planner. She noted that five of the lots will become nonconforming as a result of the rezoning. Future development will have to meet all applicable subdivision platting requirements. Howard Wallace, agent for and Managing Member of the Villas at 39th, LLC, made a presentation for the applicant.

Motion By: Chris Dawson	Seconded By: Bob Ackerman
Moved To: Approve Petition PB-10-85 ZON	Upon Vote: 6:0

DRAFT