



## Legislation Text

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**File #:** 211149., **Version:** 1

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### **Rezone from Urban Transect Zone U9 to Planned Development (PD) (B)**

Petition PB-21-00220 ZON. CHW Inc., agent for CA Ventures, (Applicant) requests to rezone from Urban Transect Zone U9 (100 units per acre by right, 125 with bonus system) to Planned Development. Located at the northwest corner of SW 2<sup>nd</sup> Avenue and SW 10<sup>th</sup> Street.

This petition proposes to change the zoning designation of the subject properties from Urban Transect Zone U9 to Planned Use District to accommodate a proposed twelve story multi-family development that will include ten percent of available units set aside for workforce housing in perpetuity. The total land area of the project is 1.11 acres and is located at the northwest corner of SW 2<sup>nd</sup> Avenue and SW 10<sup>th</sup> Street.

The subject properties are surrounded by Urban Transect Zone U9 (100 units per acre by right, 125 with bonus system), Urban Transect Zone U5 (up to 75 dwelling units per acre), and Downtown (150 units per acre by right, 175 with bonus system) zoning designations. The University Heights South Historic District wraps around to the north, west, and south of the subject properties.

### **Strategic Connection**

Goal 3: A Great place to live and experience.

Not Applicable

Staff recommends continue petition to September 15, 2022 City Commission Meeting.

City Plan Board recommended that the City Commission Deny this application at the April 28, 2022 City Plan Board meeting.