

Zoning Case 0723-07



INKUEE 6P LLC

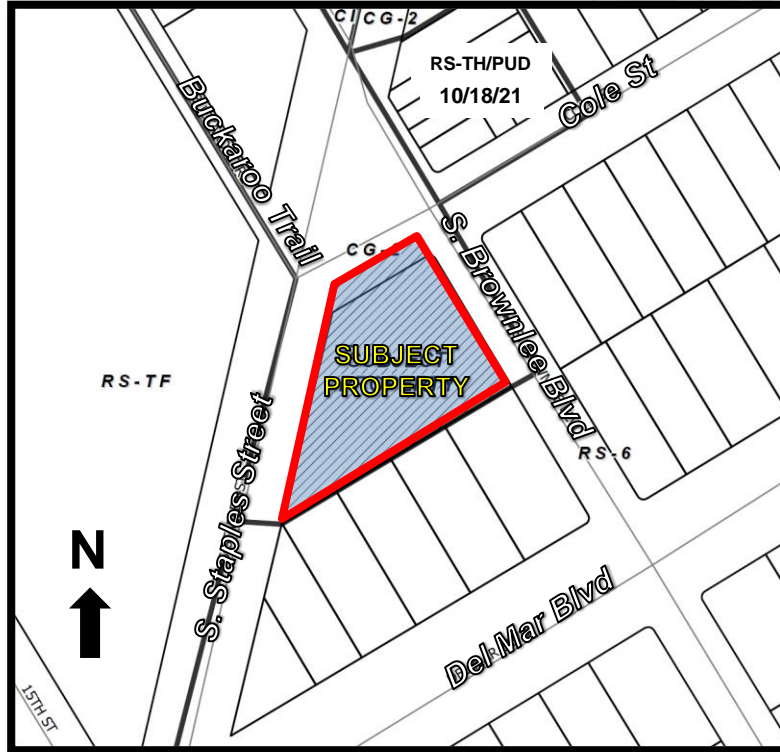
DISTRICT 2

**Rezoning for a property at
1800 South Staples Street
From "CG-2" to "CI"**



City Council
September 12, 2023

Zoning and Land Use



Proposed Use:

Multifamily (Adaptive Reuse of a defunct office building)

Area Development Plan:

Southeast (July 11, 1995)

Future Land Use Map:

Mixed-Use, Commercial

Existing Zoning:

"CG-2" General Commercial

Adjacent Land Uses:

- North: Medium-Density Residential, Commercial, Zoned: "RS-TH/PUD", "CG-2"
- South: Low-Density Residential, Public Semi-Public, Zoned: "RS-6"
- East: Low-Density Residential, Medium-Density Residential, Zoned: "RS-6", "RS-TH/PUD"
- West: Public Semi-Public, Commercial, Zoned: "RS-TH/PUD"

Public Notification

25 Notices mailed inside the 200' buffer
6 Notices mailed outside the 200' buffer

Notification Area



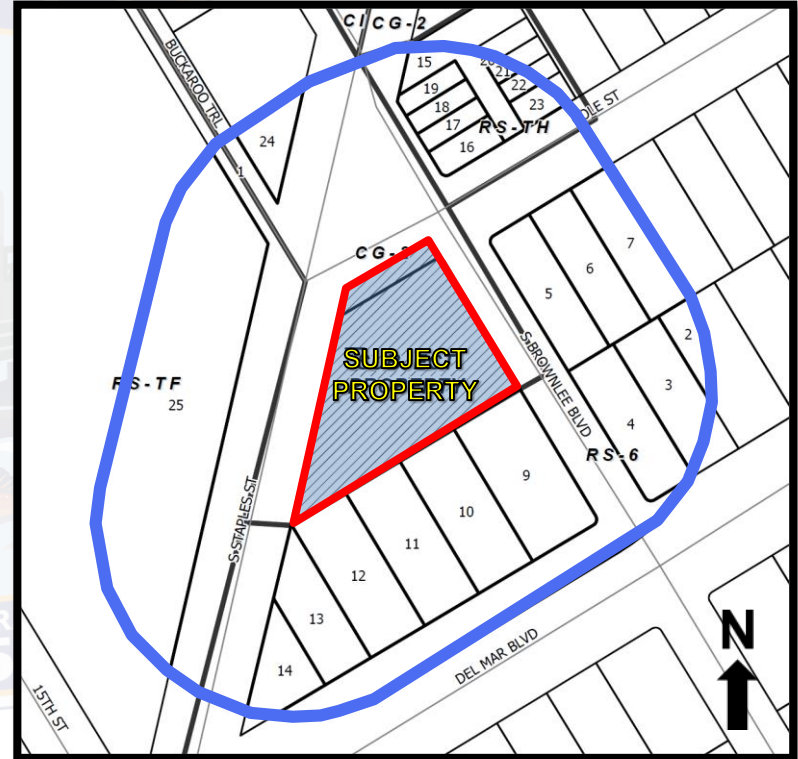
Opposed: 0 (0.00%)
Separate Opposed Owners: 0



In Favor: 0 (0.00%)



Note: Notified property owner's land in square feet divided by the footage of all property in the notification area equals the percentage of public opposition.



Staff Analysis And Recommendation

- The proposed rezoning is an excellent example of adaptive reuse – using an existing building for a purpose other than which it was originally built or designed for.
- The request agrees with Plan CC’s recommendation for the site of use based on locational needs, proper siting, and compatibility
- Plan CC recommends placement of apartment buildings along transportation and transit corridors, and within walkable distance of urban villages. The development will be located along a commercial corridor at the periphery of a village and a future mixed-use district.
- The rezoning would contribute to the activation of this node with a framework of a mixed-use environment including pedestrian-oriented infrastructure, transit stations, activity centers, and a few dining options, plus population concentration.
- The Southeast ADP expresses the community’s desire for a variety of housing and recommends the efficient development of its underutilized areas.

PLANNING COMMISSION AND STAFF RECOMMENDATION (July 26, 2023):
Approval of the rezoning from the “CG-2” General Commercial District to the “CI” Intensive Commercial District.