

# Zoning Case 0723-03



**INKUEE 6P LLC**

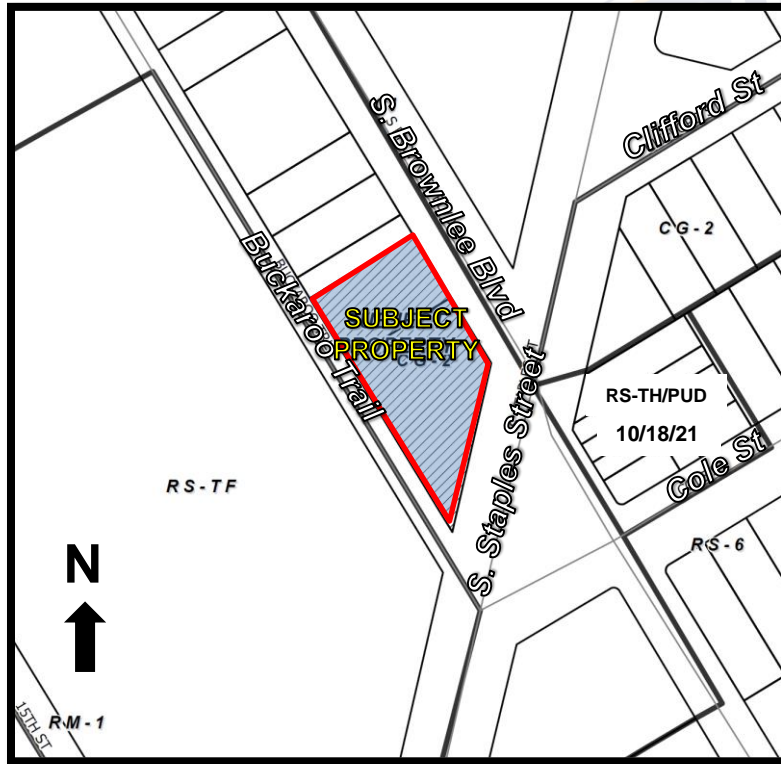
**DISTRICT 2**

**Rezoning for a property at  
1801 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, Public Semi-Public, Zoned “CI”
- South: Medium-Density Residential, Professional Office, Public Semi-Public, Zoned “RS-6”, “RS-TF”
- East: Medium-Density Residential, Professional Office, Commercial, Zoned “RS-6” “RS-TH/PUD”, “CG-2”
- West: Medium-Density Residential, Professional Office, Public Semi-Public, Zoned “RS-TF”, “RM-1”, “CI”

# Public Notification

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

## Notification Area



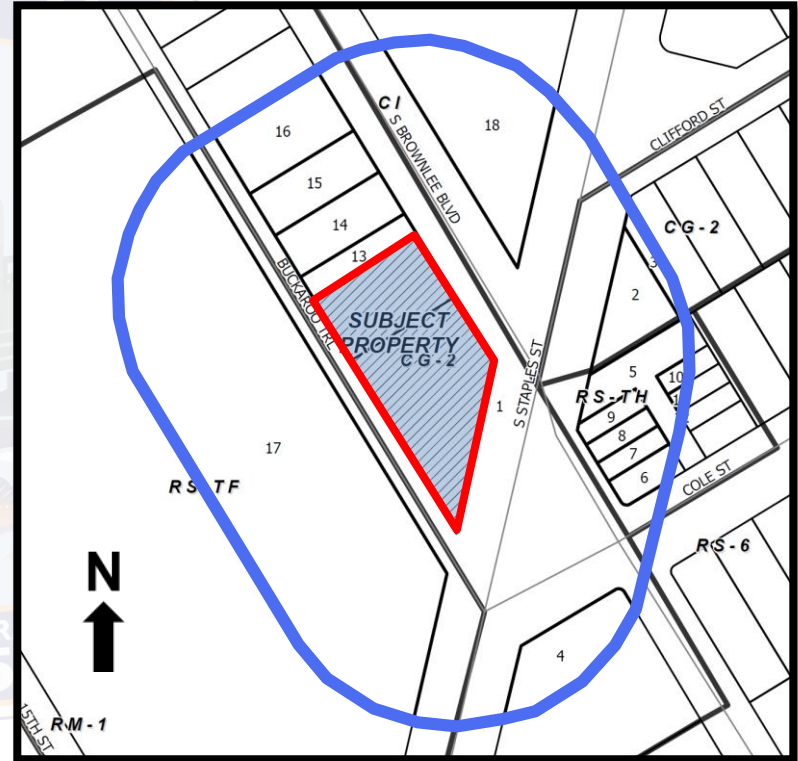
Opposed: 0 (0.00%)  
Separate Opposed Owners: 0



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

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- 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.**