



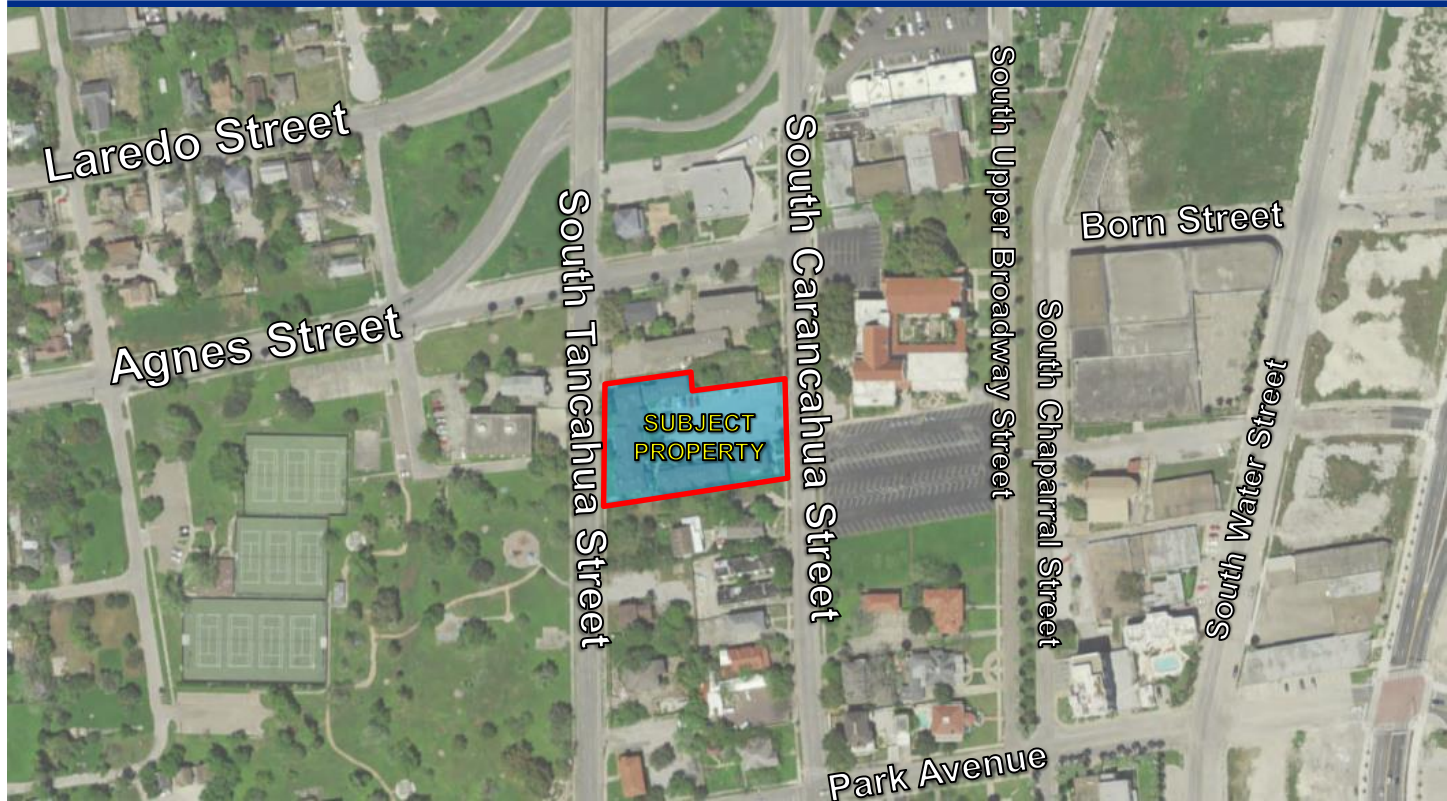
**Zoning Case #0319-04**  
**Advanced Housing Alternatives Corporation**

**Rezoning for a Property at**  
**509 South Carancahua Street**

City Council Presentation  
June 25, 2019

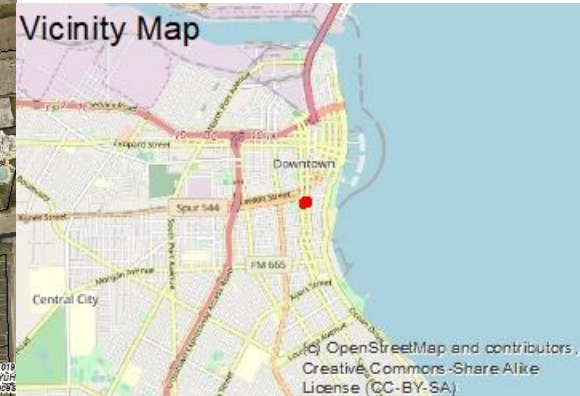


# Aerial Overview





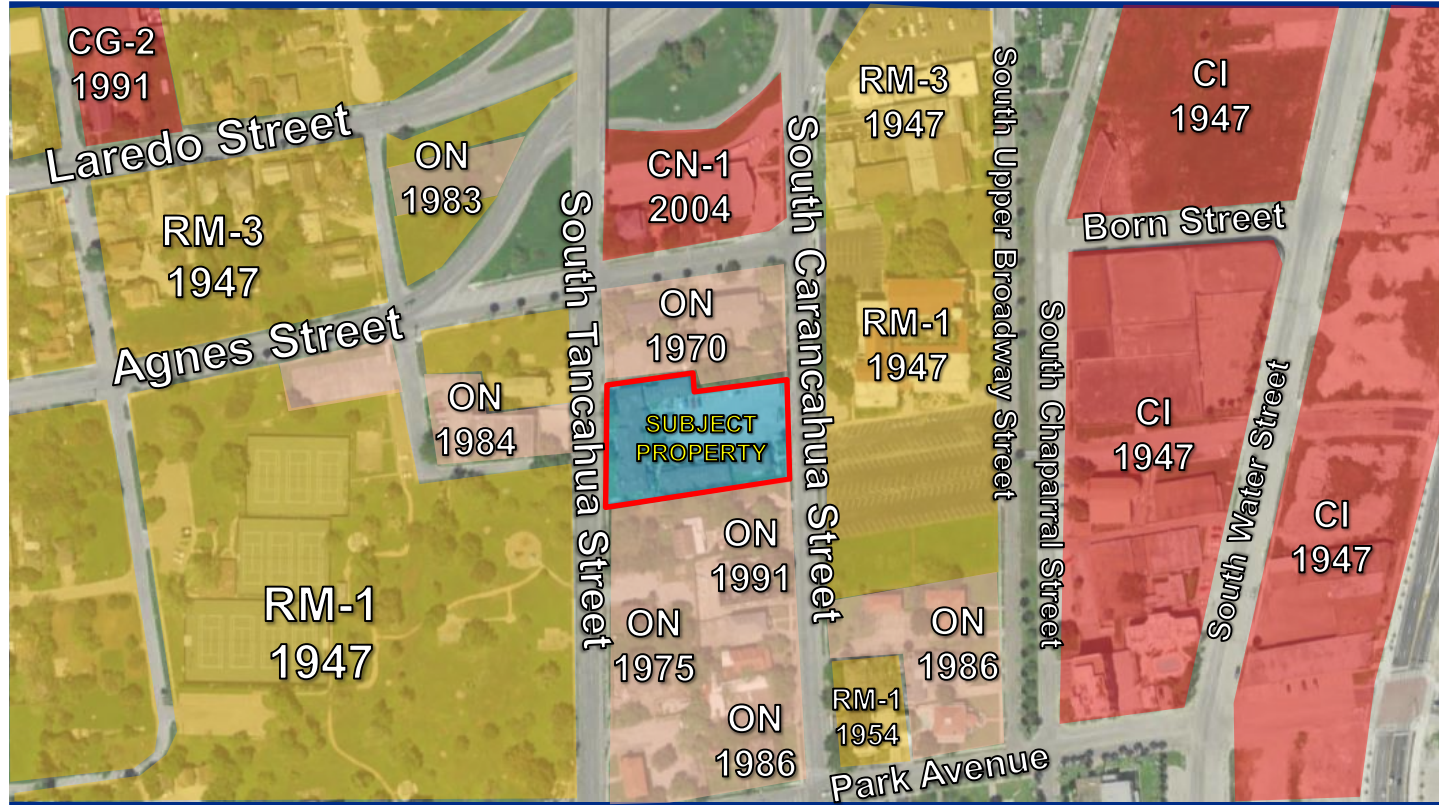
# Subject Property at 509 South Carancahua Street







# Zoning Pattern





# Planning Commission and Staff Recommendation

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**Denial** of the  
“CR-2” Resort Commercial District  
  
in lieu thereof

**Approval** of the  
“ON/SP” Neighborhood Office District  
with a Special Permit (SP).



# Special Permit Conditions

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1. **Uses:** All uses allowed in the “ON” Neighborhood Office District as defined in Section 4.5.2 of the Unified Development Code (UDC).
  2. **Density:** The maximum density shall be 42 dwelling units per acre.
  3. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
  4. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within twelve (12) months of this ordinance, unless a complete building permit application has been submitted or, if no building permit is required, a certificate of occupancy or UDC compliance has been issued. The Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.
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