

Ordinance 260336

Rezoning: 3112 Flora Ave

CD-CPC-2026-00011

April 21, 2026

Neighborhood Planning & Development Committee

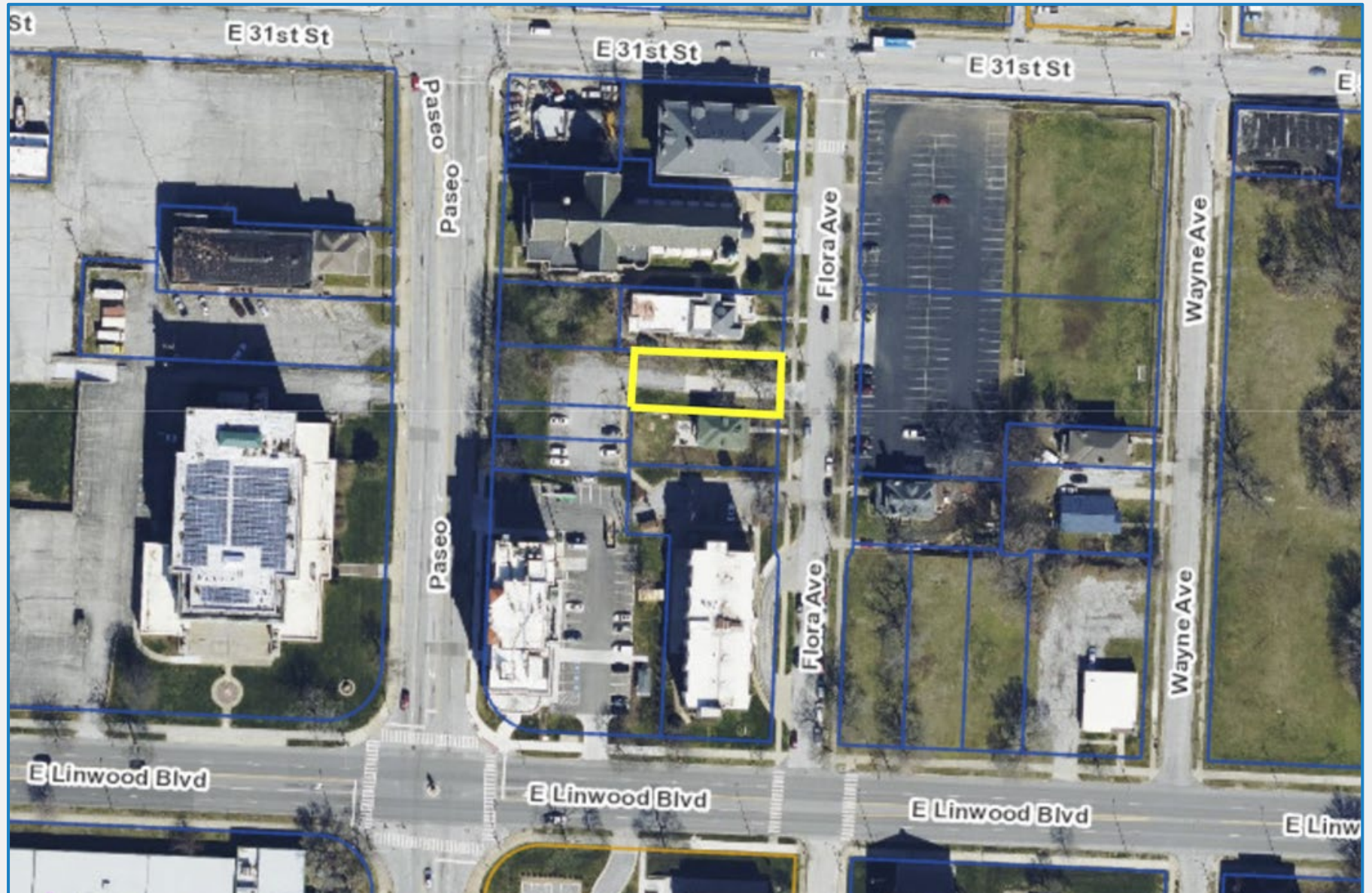


Location

Address:
3112 Flora Ave

Council District:
3rd

Area Plan:
Heart of the City

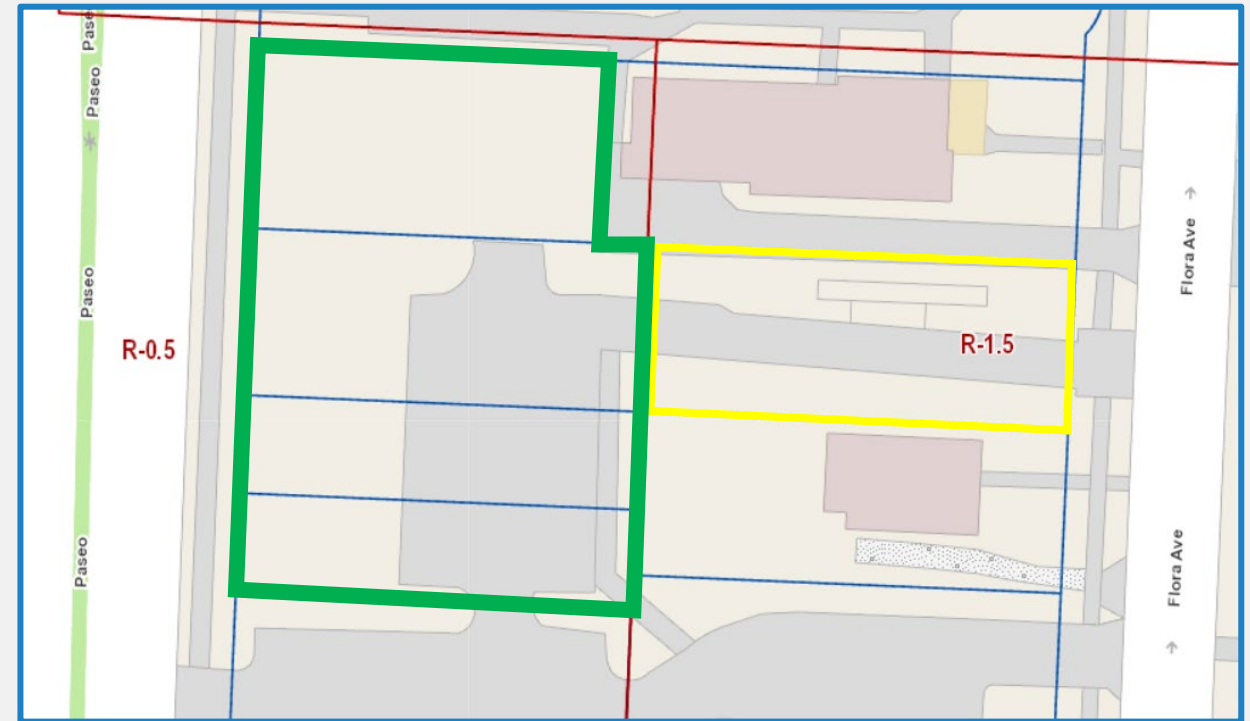


Looking West from Flora Avenue



Rezoning Request

- The applicant is requesting a rezoning from **District R-1.5** (Residential) to **District R-0.5** (Residential)
- Rezone to match properties under common ownership to the west (shown in green)
- Will allow for future development located within the Green Parcel to access the site from Flora and be in higher compliance with the Boulevard and Parkway Standards.



Conformance with Area Plan

- The Heart of the City Area Plan recommends Residential Medium Density land use for this location.
- The proposed rezoning is consistent with the Future Land Use designation, and no Area Plan Amendment is required.

Review Criteria: Section 88-515-08

B. Zoning and use of nearby property. (Section 88-515-08-B)

Adjacent properties are **zoned R-1.5 to the north, east and south**. Properties to the **west are zoned R-0.5**. Properties consist of a variety of uses including a rectory to the north, parking associated with St. Vincent de Paul Church to the east, and a residential house to the south.

C. Physical character of the area in which the subject property is located. (Section 88-515-08-C)

Adjacent properties consist mainly of **church owned properties and accessory parking zoned R-1.5**.

E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations. (Section 88-515-08-E)

The current zoning designation is R-1.5. The proposed rezoning will change the zoning to R-0.5. This will allow for the parcel to serve as a vehicular access point to the parcels which front on The Paseo that are zoned R-0.5. This rezoning will limit access points onto the Paseo and allow for the future development of the property to the west to be in conformance with the Boulevard and Parkway Standards of Section 88-323.

Adjacent Property Opposition

- Society of Saint Pius X opposes the proposed rezoning of 3112 Flora.
- While supportive of Fulson Housing Group's broader goals of renovating Mid City Towers II and expanding housing, St. Vincent's requests the rezoning should not occur without full review of the larger redevelopment plan already being pursued.
- St. Vincent's says the rezoning would create zoning inconsistency with its adjacent residential properties, increase parking, traffic, noise, and congestion near clergy/staff residences, and worsen safety concerns for residents, church visitors, pedestrians, and emergency vehicle access on Flora.

City Plan Commission Recommendation Ordinance

Rezoning

Case No. CD-CPC-2026-00011

Approval

3112 Flora Ave Rezoning