

Docket Item #1

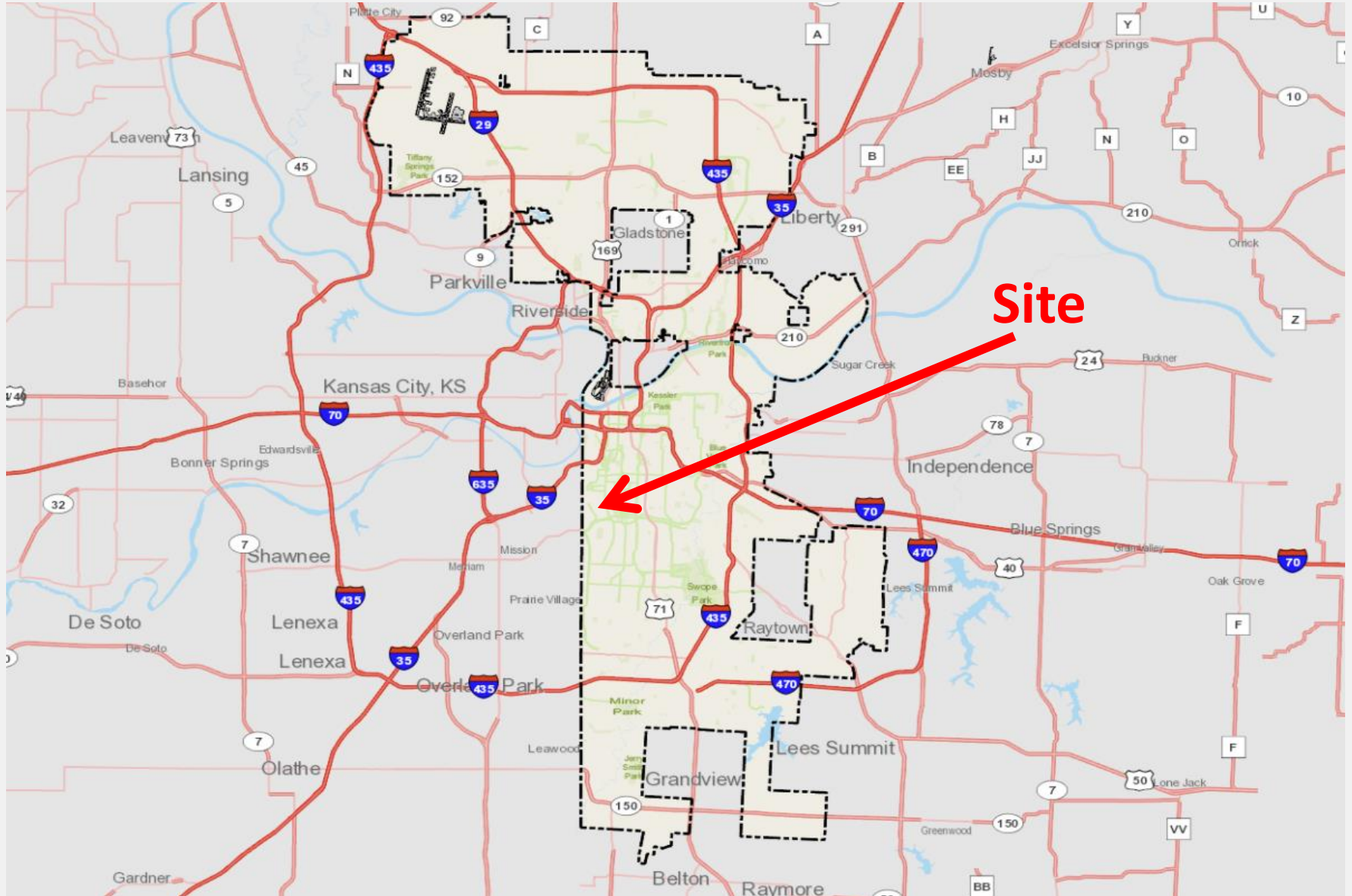
Rezoning: 47th and Holly Rezoning
CD-CPC-2024-00085

August 7, 2024

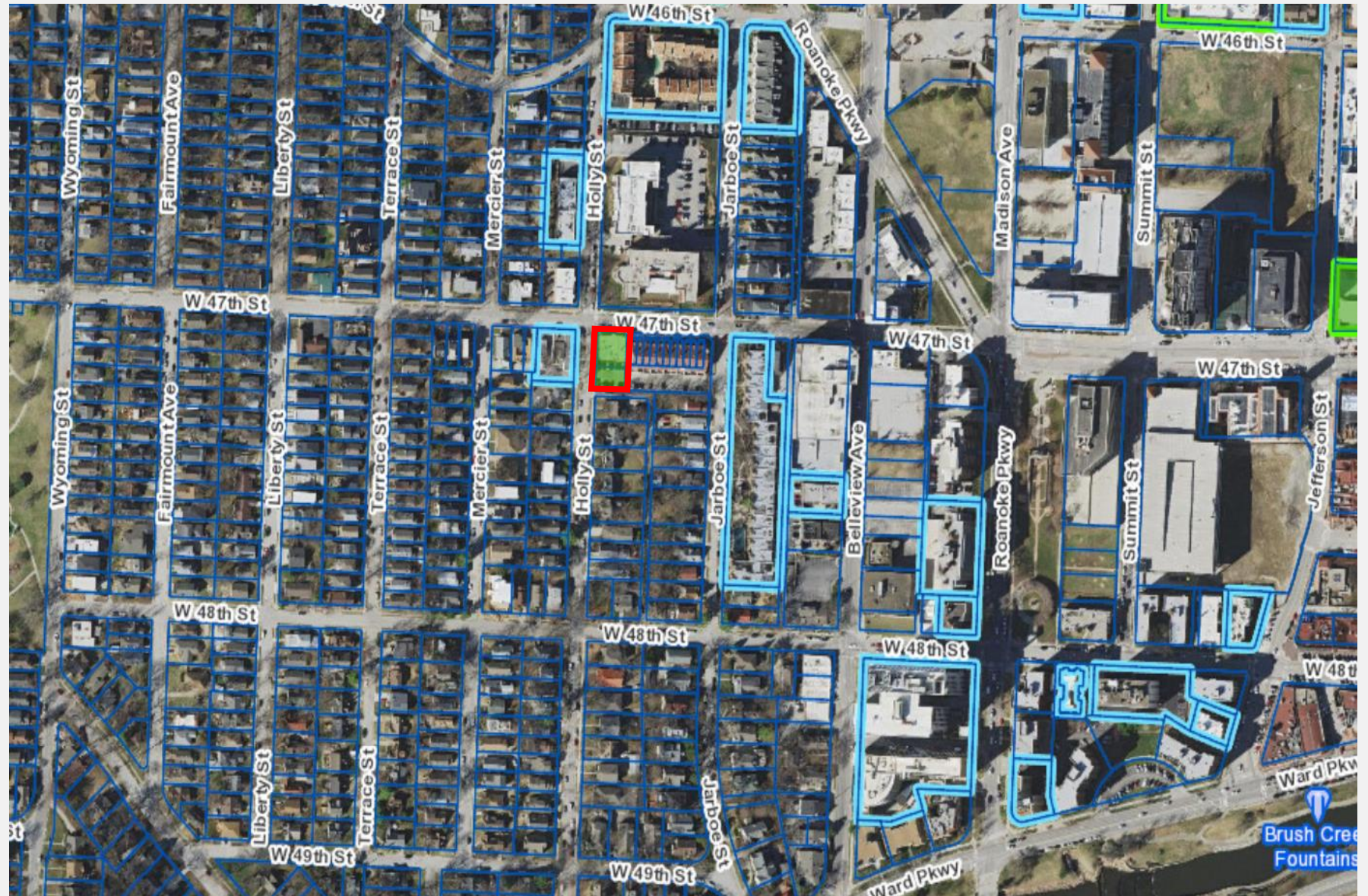
City Plan Commission



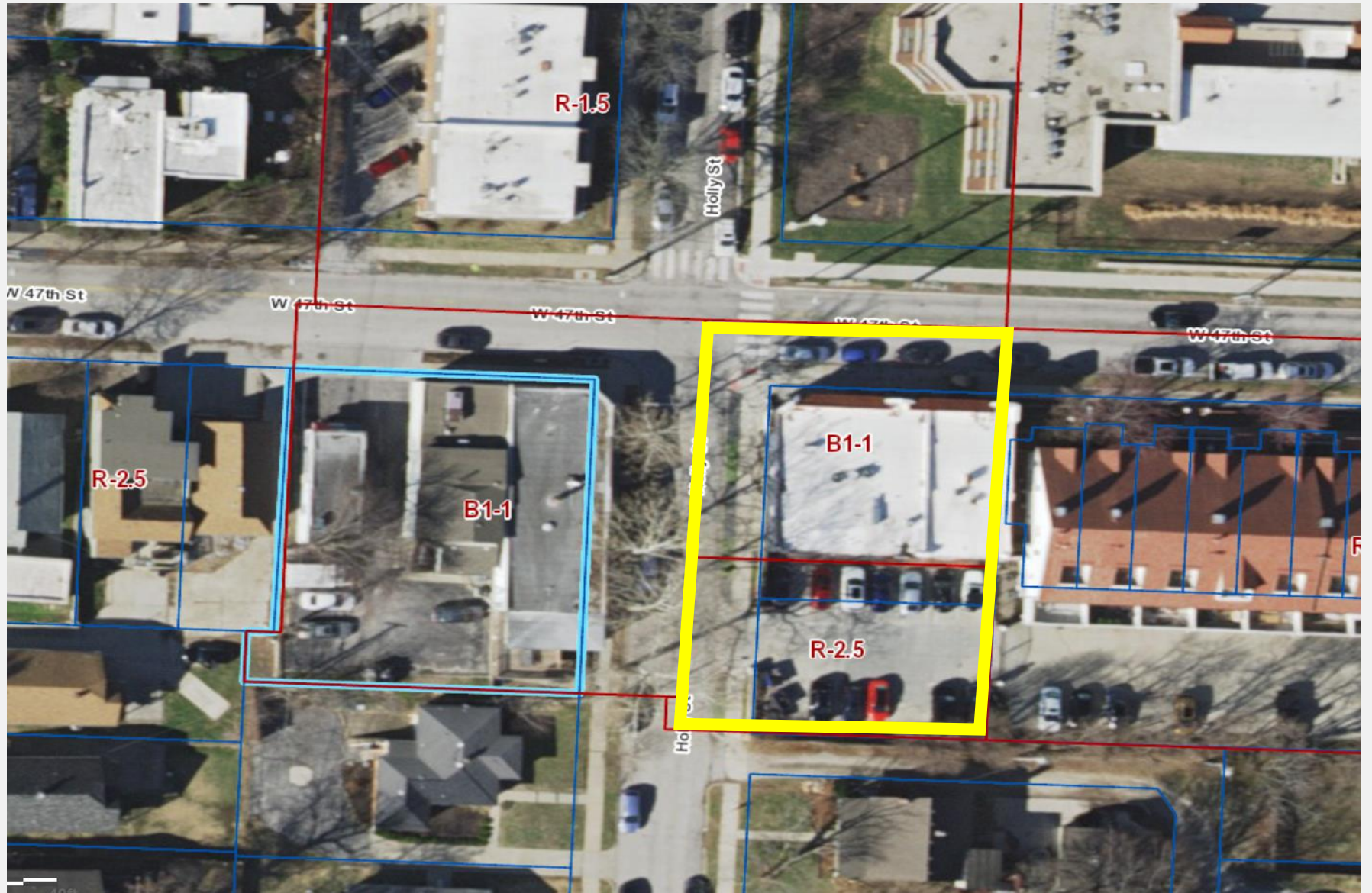
Location



Location



Location



Looking Southeast from Intersection of 47th Street and Holly Street



Looking East from Holly Street at Existing Parking Lot



Location of Parking Areas

- Except as otherwise expressly stated in this zoning and development code, required parking spaces **must be located on the same lot** as the use to be served by the parking. Accessory parking areas require the **same or a more intensive zoning classification** than that required for the most intensive of the uses served by the accessory parking area, unless approved as a special use pursuant to 88-525.

Rezoning Request

- Applicant is requesting a rezoning of the parking area to B1-1
- Existing restaurant is zoned B1-1
- Consistent with Area Plan and adjacent commercial structures
- Renovation of existing restaurant requires parcel to conform to Zoning and Development Code.

Staff Recommendation Docket Item #1

Rezoning

Case No. CD-CPC-2024-00085

Approval

47th and Holly Rezoning