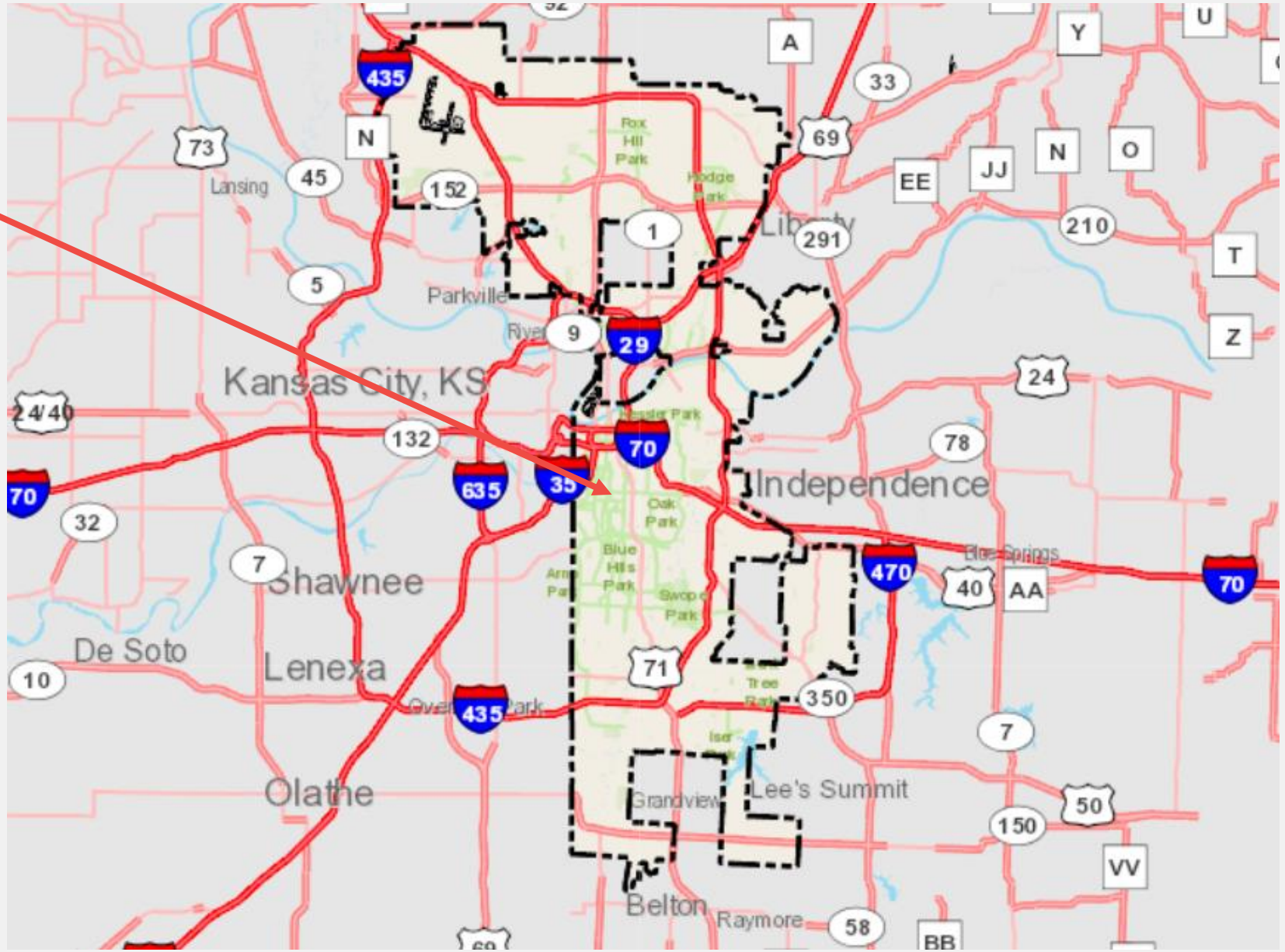
2901 Holmes Street

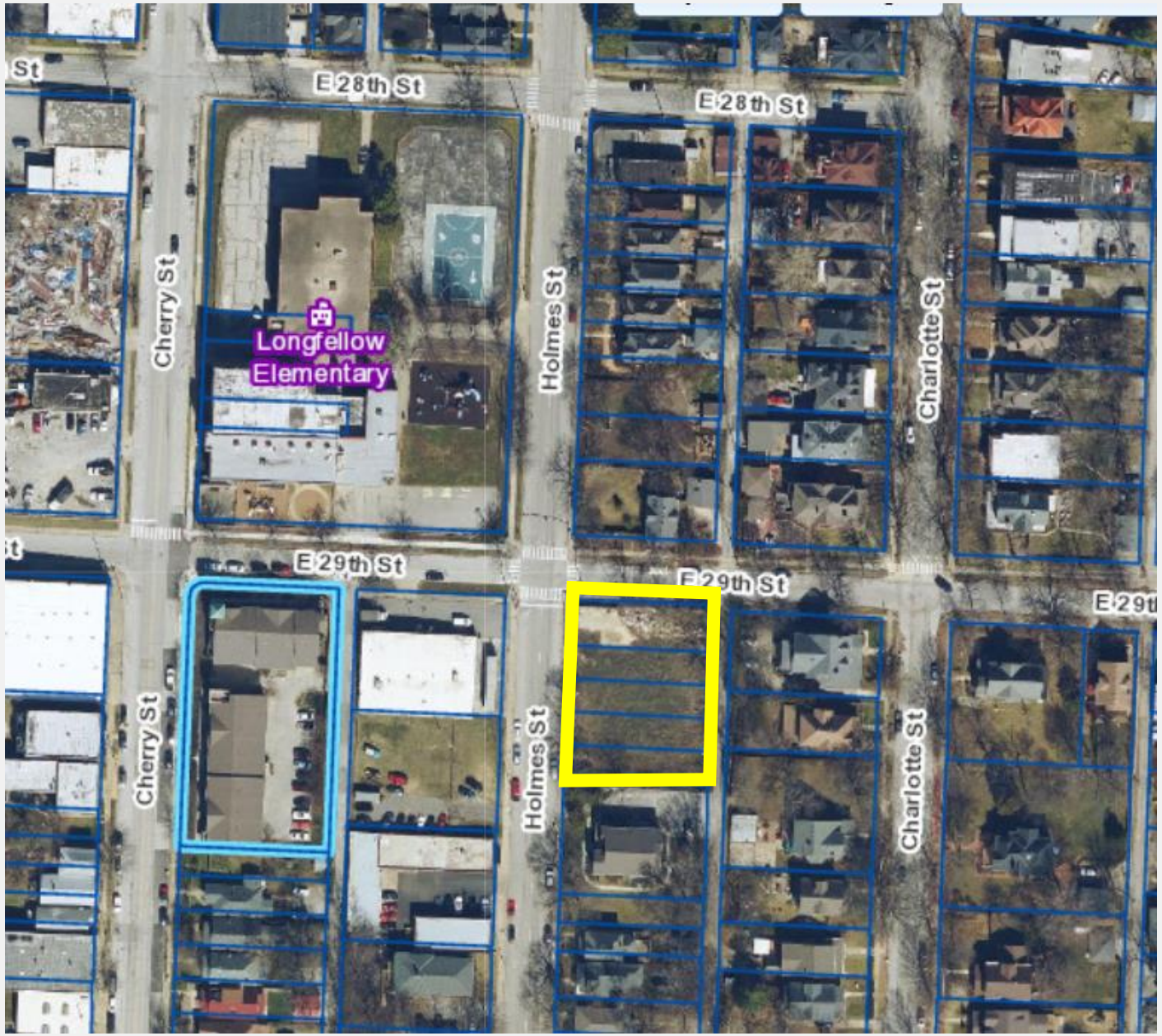
Rezoning without Plan

08/20/2025

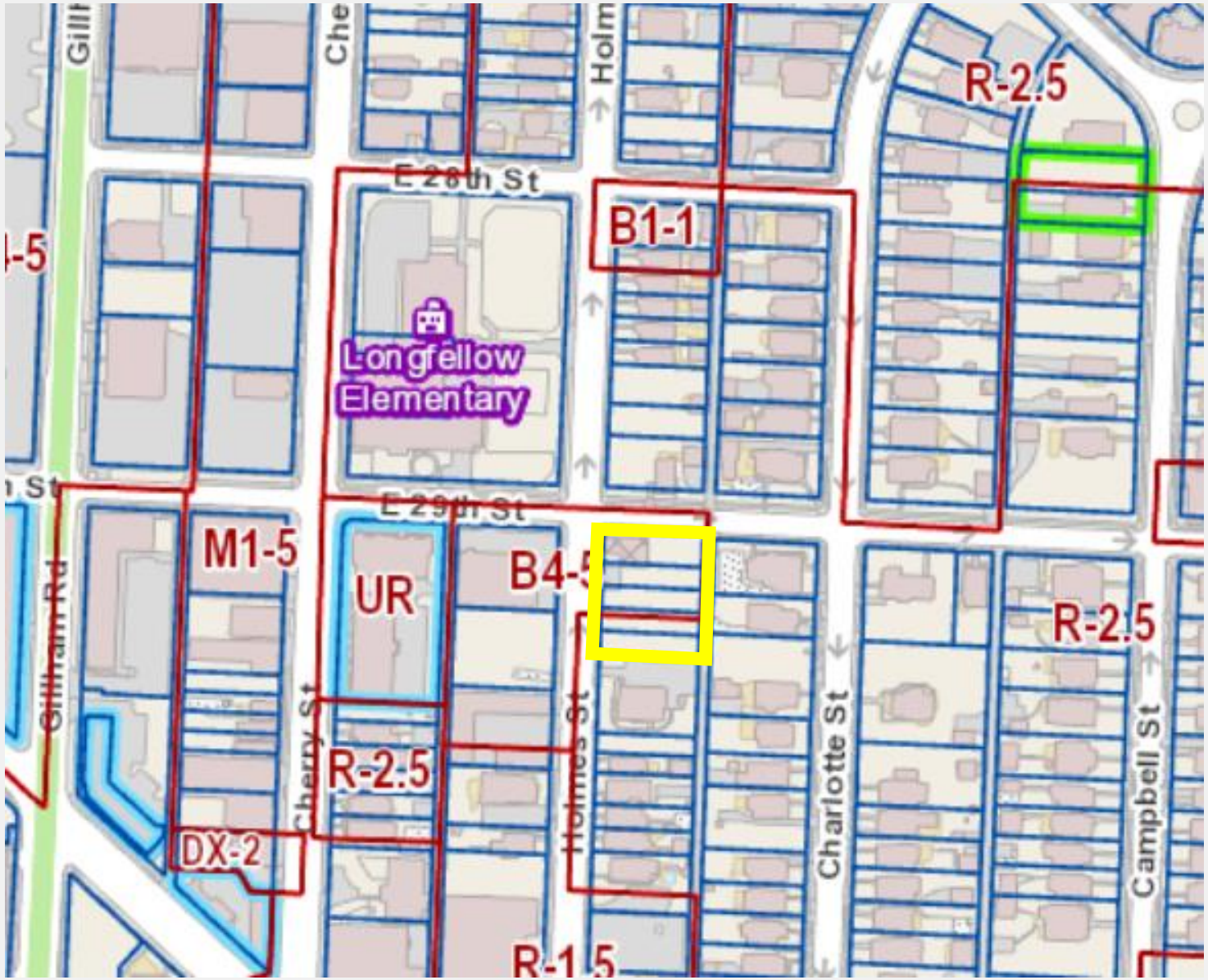
City Plan Commission

Subject Property

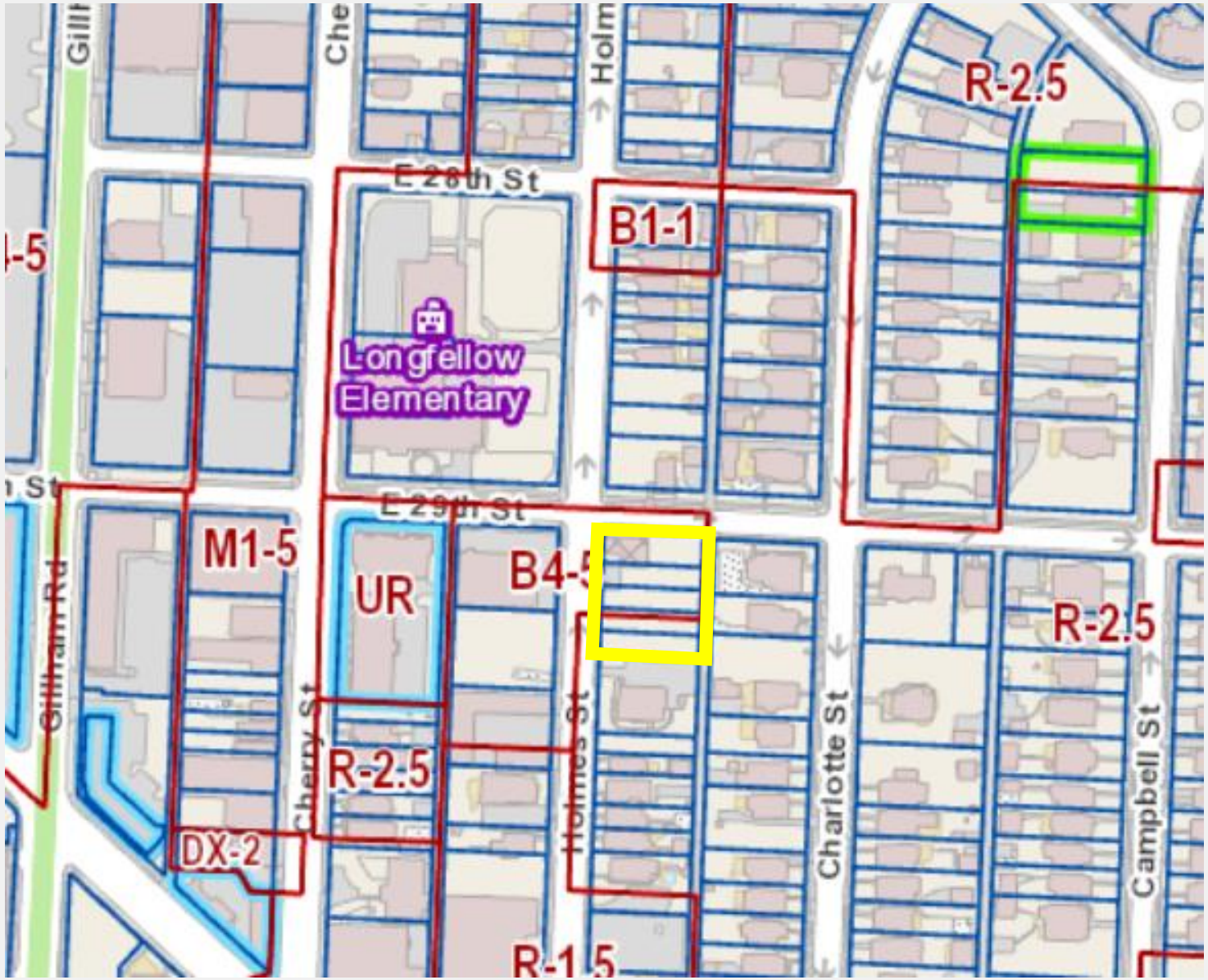



E 28th St
E 28th St
Cherry St
Longfellow Elementary
Holmes St
Charlotte St
E 29th St
E 29th St
E 29t
Cherry St
Holmes St
Charlotte St

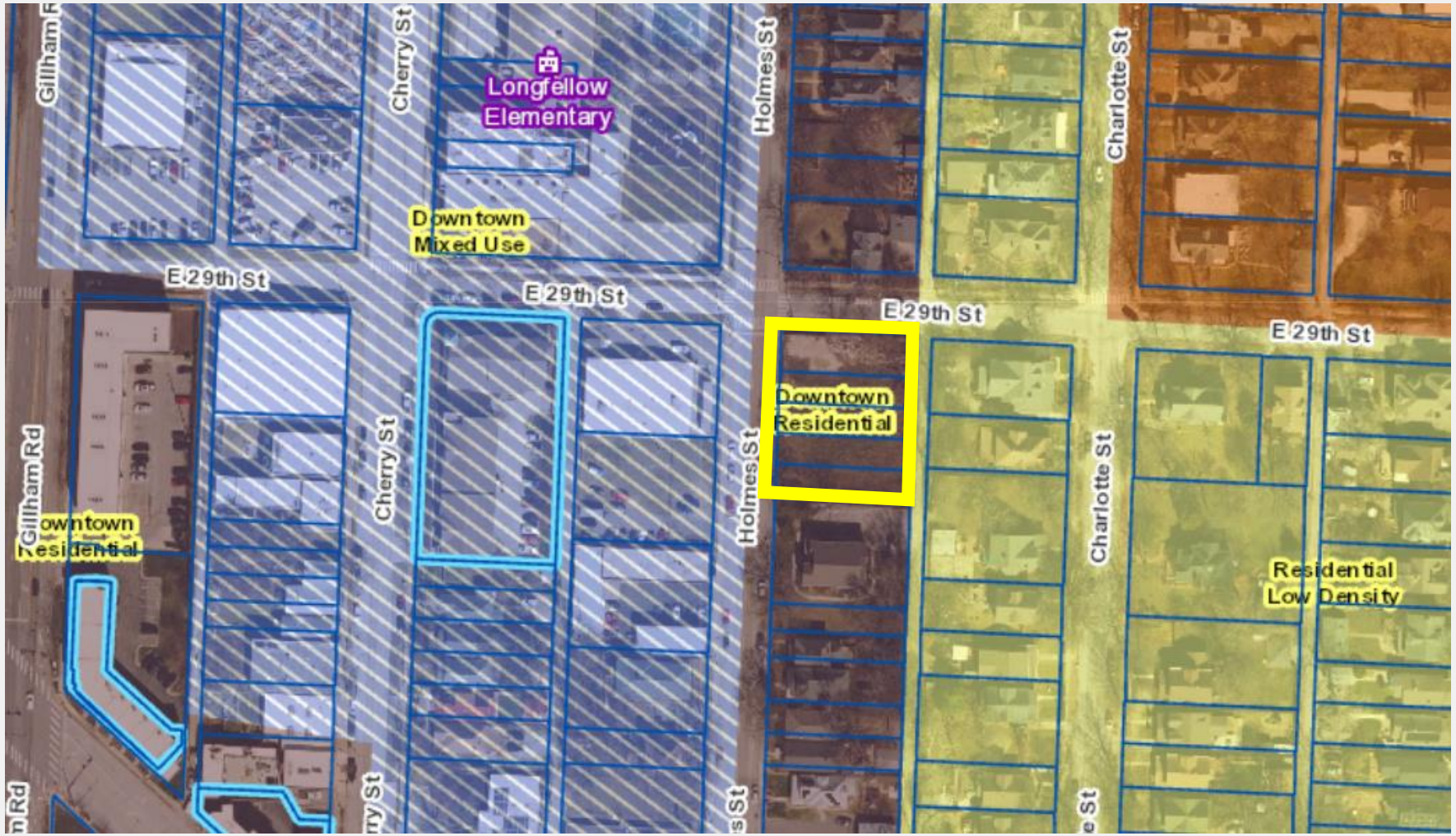
Current Zoning:
B4-5 and R-2.5



Proposed Zoning:
DR-1



Future Land Use:
Downtown Residential



88-515-08 - REVIEW CRITERIA

In reviewing and making decisions on proposed zoning map amendments, the city planning and development director, city plan commission and city council must consider at least the following factors:

88-515-08-A. conformance with adopted plans and planning policies;

88-515-08-B. zoning and use of nearby property;

88-515-08-C. physical character of the area in which the subject property is located;

88-515-08-D. whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

88-515-08-E. suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

88-515-08-F. length of time the subject property has remained vacant as zoned;

88-515-08-G. the extent to which approving the rezoning will detrimentally affect nearby properties; and

88-515-08-H. the gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

View looking at the site from the corner of Holmes Street and E 29th Street

View from E 29th Street

Staff Recommendation:

Rezoning without Plan:
Approval without Conditions