

2-1, 2-4,  
2-5, 2-7

**Central Austin Combined Neighborhood Plan (Item \_\_) and Associated Rezoning (Item #)**

| Property Description | Future Land Use Plan   | Existing Zoning | Planning Commission Recommendation  | Neighborhood Plan/Staff Rec. | Property Owner Recommendation | Comments | Votes Required for Zoning |
|----------------------|--|-----------------|---|------------------------------|-------------------------------|----------|---------------------------|
|                      | Approve the Neighborhood Plan as recommended by Planning Commission with the exception of Tracts |                 | Approve the NPCD rezoning as recommended by Planning Commission with the exception of Tracts. |                              |                               |          | 4                         |

**Hancock Neighborhood Planning Area Rezoning**

|  |                      |    |  |   |  |  |   |
|--|----------------------|----|--|---|--|--|---|
| <b>Tract 563A</b><br>4427-4429 Duval St.<br>Agent: Nikelle Meade<br>Current Use: Service Station, Convenience Store, & Coin Laundry                          | Commercial Mixed Use |    | CS-MU-CO-NP: PROHIBITED uses include, among others, auto repair, auto rentals, auto sales, auto washing, & drive-through accessory uses; CONDITIONAL uses include, among others, service station | CS-MU-CO-NP; auto repair, auto rentals, auto washing, auto sales, service station, and drive-through accessory use would be CONDITIONAL               | CS-MU-CO-NP; auto washing, service station, and drive-through accessory uses PERMITTED; auto rentals, auto sales, and auto repair CONDITIONAL                          | Staff and neighborhood proposed a compromise after the PC hearing, but the property owners did not accept it.                    | 4 |
| <b>Tract 515-516</b><br>924-926 E. Dean Keeton St.<br>Agent: Sarah Crocker<br>Owner: Jeff Blatt<br>Current Use: Apartments and commercial off-street parking | Commercial Mixed Use | GO | GR-MU-NP   | GR-MU-CO-NP/MF-6-CO-NP: Conditions: 60' max height, 70% max building coverage, 80% max impervious cover, no curb cuts on Red River or Dean Keeton St. | GR-MU-CO-NP/MF-6-NP; Conditions: 70% max building coverage, 80% max imp. cover, no curb cuts on Red River or Dean Keeton St. Property owner objects to 60' max height. | Property owner's agent proposed the 60' max height as a compromise but now intends to pursue greater allowable height up to 90'. | 4 |

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|----------------------|----------------------|-----------------|---------------------|------------------------------|----------------|----------|---------------------------|
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| West University Neighborhood Planning Area Rezoning  |               |      |                                     |                                     |  |   |   |
|--|---------------|------|-------------------------------------|-------------------------------------|--|---|---|
| <u>Tract 30</u><br>1919 Robins Pl<br>Agent: Ron Thrower<br>Use: Multi-Family   | Multi-Family  | MF-4 | MF-4-CO-NP<br>(Limit height to 40') | MF-4-CO-NP<br>(Limit height to 40') | MF-4-NP  | Owner does not want 40' height limit  | 4 |
| <u>Tract 33</u><br>1903, 1905, 1909 Robins Pl<br>Owner: Gary Gill<br>Use: Multi-Family   | Multi-Family  | MF-4 | MF-3-NP                             | MF-3-NP                             | MF-4-NP  |   | 4 |
| <u>Tract 36</u><br>1916-1918 Robins Pl<br>Owner: Doug Hersch<br>1103 W. 22 <sup>nd</sup><br>Owner: O. B. Douglas<br>Use: Triplexes | Single-Family | MF-3 | SF-3-CO-NP                          | SF-3-CO-NP<br>(Limit height to 30') | MF-1-CO-NP<br>(Limit height to 40'<br>Limit residential use to 3,000 sq/ft.) | Owner of 1916-1918 wants to keep the appropriate zoning on his and the adjacent three-unit apartments a legal conforming use. | 4 |
| <u>Tract 40</u><br>1230 W. MLK Blvd<br>Owner: Michel Issa<br>Agent: Ron Thrower<br>Use: Vacant                                     | Office        | GO   | GO                                  | GO-NP                               | GO-MU-NP   | Neighborhood strongly opposed to MU on site   | 4 |

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|--|---------------------------------|-----------------|---|---|----------------|---|---------------------------|
| <u>Tract 44</u><br><u>2209 Shoal Creek</u><br><u>Agent: Ron Thrower</u><br><u>Use: Single-family</u> | Multi-Family (2209 Shoal Creek) | SF-3            | LO-MU-CO-NP<br>(No structure located on the rear 90' of the tract may exceed a height of 570' above mean sea level.<br><br>No structure located elsewhere on the tract may exceed a height of 578' above mean sea level.<br><br>No access to West 22 1/2 Street for ingress or egress<br><br>The impervious cover shall not exceed 75%<br><br>No more than 5,000 square feet of residential uses are allowed) | <b>LO-MU-CO-NP</b> for 2209 Shoal Creek<br>(No structure located on the rear 90' of the tract may exceed a height of 570' above mean sea level.<br><br>No structure located elsewhere on the tract may exceed a height of 578' above mean sea level.<br><br>No access to West 22 1/2 Street for ingress or egress | GO-MU-NP       | Neighborhood was able to negotiate a land development with the prospective buyer of an adjacent tract and is very agreeable to do the same with the buyer/agent of Tract 44. Tract 44 is currently for sale with a prospective buyer. By third reading a compromise may be reached between the neighborhood, seller, and buyer. | 4                         |
| <b>Tract 49</b><br>2305 Longview St.<br>Agent: David Conley<br>Use: Duplex                           | Single-Family                   | MF              | SF-3-CO-NP  | SF-3-CO-NP (Limit height to 30')  | MF-3-NP        |   | 4                         |

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|--|----------------------|-----------------|-------------------------------------|-------------------------------------|----------------|---|---------------------------|
| <u>Tract 52</u><br><u>1006 W. 22<sup>nd</sup></u><br><u>Owner: Gary Gill</u><br><u>Use: Single-</u><br><u>family/duplex</u>  | Single-Family        | MF-4            | SF-3-CO-NP<br>(Limit height to 30') | SF-3-CO-NP<br>(Limit height to 30') | MF-4-NP        |   | 4                         |
| <u>Tract 133</u><br><u>2710 San Pedro</u><br><u>Owner:</u><br><u>Use: Duplex</u>   | Single-Family        | MF-3            | SF-4A-NP                            | SF-3-CO-NP<br>(Limit height to 30') | N/A            | SF-3-CO-NP would keep the majority of the current uses conforming ones.   | 4                         |
| <u>2712 San Pedro</u><br><u>Owner:</u><br><u>Use: Duplex</u>   |                      | MF-3            |                                     |                                     | N/A            |   |                           |
| <u>2800 San Pedro</u><br><u>Owner: Michel Issa</u><br><u>Use: Duplex/Group</u><br><u>Residential (MF)</u>  | Single-Family        | SF-3            | SF-4A-NP                            | SF-3-CO-NP<br>(Limit height to 30') | MF-3-NP        | Neighborhood strongly opposes multi-family zoning for these tracts. Staff recommends SF-3-CO-NP to allow for duplexes or secondary units. | 4                         |
| <u>Tract 133A</u><br><u>2802 and 2804 San Pedro St.</u><br><u>Agents: Stephen Powell, Cindy Powell, Kathleen Fish (represent family-owned property)</u><br><u>Use: Single-</u><br><u>family/duplex</u> |                      | SF-3            |                                     |                                     | MF-2-NP        |   |                           |
| <u>2806 and 2808 San Pedro St.</u><br><u>Owner:</u><br><u>Use: Single-</u><br><u>family/duplex</u>   | Single-Family        | SF-3            | SF-4A-NP                            | SF-3-CO-NP<br>(Limit height to 30') | Unknown        |   |                           |

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|---|----------------------|-----------------|---|------------------------------|----------------|----------|---------------------------|
| <p><b>Tract 148</b><br/> 2829 Salado St.<br/> Owner: John Zamora<br/> Use: Junior's Ice House</p> | Commercial/Mixed-Use | CS              | <p>CS-CO-NP<br/> (Allow mixed use building special use) Limit building height to 35' and prohibit the following uses:<br/> Accessory use of drive through services<br/> Agricultural Sales and Services<br/> Automotive Rentals<br/> Automotive Repair Services<br/> Automotive Sales<br/> Automotive Washing of any type<br/> Building Maintenance Services<br/> Business or Trade School<br/> Business Support Services<br/> Campground<br/> College and University Facilities<br/> Commercial Blood Plasma Center<br/> Commercial Off-Street Parking<br/> Construction Sales and Services<br/> Convenience Storage<br/> Drop-Off Recycling Collection Facilities<br/> Electronic Prototype Assembly<br/> Equipment Repair Services<br/> Equipment Sales<br/> Funeral Services<br/> Hospital Services—General<br/> Hospital Services—Limited<br/> Hotel-Motel<br/> Indoor Entertainment<br/> Indoor Sports and Recreation<br/> Kennels<br/> Limited Warehousing and Distribution<br/> Maintenance and Service Facilities<br/> Medical Offices exceeding 5,000 sq/ft of gross floor area</p> | Same as Planning Commission  | CS-NP          |          | 4                         |

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|--|----------------------|-----------------|---|------------------------------|----------------|----------|---------------------------|
|  |                      |                 | <p>Medical Offices not exceeding 5,000 sq/ft of gross floor area</p> <p>Monument Retail Sales</p> <p>Outdoor Entertainment</p> <p>Outdoor Sports and Recreation</p> <p>Pawn Shop Services</p> <p>Private Primary Educational Facilities</p> <p>Private Secondary Educational Facilities</p> <p>Public Primary Educational Facilities</p> <p>Public Secondary Educational Facilities</p> <p>Research Services</p> <p>Residential Treatment</p> <p>Transportation Terminal</p> <p>Vehicle Storage</p> |                              |                |          |                           |
| <p><b>Tract 148</b></p> <p>2829 Salado St.</p> <p>Owner: John Zamora</p> <p>Use: Junior's Ice House</p> <p><b>Cont'd</b></p> | Commercial/Mixed-Use | CS              | <p>The following uses are conditional:</p> <p>Club or Lodge</p> <p>Exterminating Services</p> <p>Group Home Class II</p> <p>Laundry Services</p> <p>Off-Site Accessory Parking</p> <p>Plant Nursery</p> <p>Service Station</p> <p>Transitional Housing</p>  | Same as Planning Commission  | CS-NP          |          | 4                         |

| Property Description  | Future Land Use Plan | Existing Zoning | Planning Commission                 | Neighborhood Plan/Staff Rec.        | Property Owner | Comments | Votes Required for Zoning |
|---|----------------------|-----------------|-------------------------------------|-------------------------------------|----------------|----------|---------------------------|
| <b>Tract 201</b><br>711 W. 32 <sup>nd</sup> St<br>Owner: Christopher May<br>Use: Multi-Family             | Multi-Family         | MF-4            | MF-3-CO-NP<br>(Limit height to 35') | MF-3-CO-NP<br>(Limit height to 35') | MF-4-NP        |          | 4                         |
| <b>Tract 204</b><br>3106 King St and 3105 King Ln.<br>Owner: Georgia Leggett<br>Use: Single-family/duplex | Single-family        | MF-2            | SF-3-CO-NP<br>(Limit height to 30') | SF-3-CO-NP<br>(Limit height to 30') | MF-2-NP        |          | 4                         |
| 3102 King St<br>Owner/Agent: Rod Arend<br>Use: Single-family/duplex                                       |                      |                 |                                     |                                     |                |          |                           |
| 3100 King St<br>Owner: Elizabeth Arend Lerner<br>Use: Single-family/duplex                                |                      |                 |                                     |                                     |                |          |                           |

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|--|----------------------|-----------------|---|---------------------------------|--|--|---------------------------|
| <p><b>Tract 236</b><br/>3201 N. Lamar Blvd.<br/>Agent: Nikelle Mead<br/>Use: Convenience Store</p> | Commercial/Mixed-Use | CS              | <p><b>CS-CO-NP</b><br/>(Allow mixed-use buildings and limit height to 50' and the following uses are prohibited:<br/><u>Automotive washing of any type</u><br/>Agricultural Sales and Services<br/>Campground<br/>Commercial Off-Street Parking<br/>Construction Sales and Services<br/>Convenience Storage<br/>Drop-Off Recycling Collection Facilities<br/>Electronic Prototype Assembly<br/>Equipment Repair Services<br/>Equipment Sales<br/>Indoor Sports and Recreation<br/>Kennels<br/>Limited Warehousing and Distribution<br/>Maintenance and Service Facilities<br/>Monument Retail Sales<br/>Outdoor Entertainment<br/>Outdoor Sports and Recreation<br/>Pawn Shop Services<br/>Transportation Terminal<br/>Vehicle Storage</p> <p>The following uses are conditional<br/>Building Maintenance Services<br/>Club or Lodge<br/>Commercial Blood Plasma Center<br/>Group Home Class II<br/>Hospital Services—General<br/>Hotel-Motel<br/>Laundry Services<br/>Research Services<br/>Residential Treatment<br/>Service Station<br/>Transitional Housing</p> | Same as the Planning Commission | <p><b>CS-CO-NP</b><br/>(Allow mixed-use buildings and limit height to 50'. Owner's agent agrees to most of the COs but is in negotiations with the neighborhood.</p> | <p>The neighborhood, the property owner's agent, and staff are working to resolve outstanding issues concerning <u>Automotive Washing of Any Type</u> and hope to have them resolved by second and third reading</p> | 4                         |



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| <b>Tract 260</b><br>Owner: Alden B. Smith<br>Use: Pawn Shop                                     | Commercial/Mixed-Use | CS              | CS-CO-NP<br>(Allow mixed –use building and limit height to 40' and prohibit the following uses:<br>Arts and craft studio (Industrial)<br>Campground<br>Drive through restaurant and services.<br>Exterminating services<br>Kennels<br>Vehicle storage | Same as the Planning Commission     | CS-NP          |          | 4                         |
| <b>Tract 1019</b><br>2833 and 2841 San Gabriel<br>Owner: Gary Gill<br>Use: Single-family/duplex | Single-Family        | SF-3            | SF-3-CO-NP<br>(Limit height to 30')   | SF-3-CO-NP<br>(Limit height to 30') | SF-3-NP        |          | 4                         |

| North University Neighborhood Planning Area Rezoning |               |      |  |              |      |  |   |
|--|---------------|------|--|--------------|------|--|---|
| Part of <b>Tract RDW 734</b><br>Owner: Cynthia Shea  | Single Family | MF-4 | SF-3-NCCD-NP<br>Two family development on lot 48' wide.<br>Height Limit 30'<br>Establishes new building setbacks | SF-3-NCCD-NP | MF-4 | MF-4 Zoning on a 48-foot wide lot surrounded by SF-3 zoned properties. Compatibility Standards for this property would possibly eliminate the ability to develop multifamily | 4 |

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|---|----------------------|-----------------|---|------------------------------|----------------|---|---------------------------|
| <b>Tract #APD 862A</b><br>Owner: John Stumpf<br><br><b>Adams Park District:</b><br>Encourages public use and enjoyment of Adams Park and to support public efforts to improve the park and the streets surrounding it. The district regulations allow a mix of commercial and residential uses that are oriented to face the park, encourage pedestrian traffic and are compatible with nearby residential areas. | Commercial           | CS              | CS-NCCD-NP<br>Building Height 40'<br>Building orientation toward park (north)<br>Supports Mixed-use development<br><br><b>Prohibited Uses:</b><br><b>Drive Thru Services</b><br>Duplex Residential<br>Group Residential<br>Small Lot Single Family residential<br>Townhouse residential<br>Single-family attached res.<br>Mobil home res.<br>Agricultural Sales and Svc.<br>Arts & Crafts Industrial<br>Automotive Rentals<br>Automotive repair Svcs.<br>Automotive sales<br>Automotive washing<br>Building Maintenance Services<br>Campground<br>Carriage stable<br>Cocktail Lounge<br>Commercial Blood Plasma Center<br>Commercial Off street parking<br>Construction Sales and Svcs.<br>Convenience storage<br>Drop off recycling collection facility<br>Electronic prototype assembly<br>Equipment Repair Services<br>Equipment Sales<br>Exterminating Services<br>Financial Services<br>Funeral Services<br>Indoor Entertainment<br>Kennels<br>Laundry Services<br>Liquor Sales<br>Marina<br><br>Continued next page | CS-NCCD-NP                   | CS             | Owner objects to being part of two districts. The Park district orients the building fronts toward the park and limits height to 40'. The rear portion of the property may allow height of up to 70'. | 4                         |

| Property Description                                   | Future Land Use Plan | Existing Zoning | Planning Commission   | Neighborhood Plan/Staff Rec. | Property Owner | Comments | Votes Required for Zoning |
|--|----------------------|-----------------|---|------------------------------|----------------|----------|---------------------------|
| Tract #APD 862A<br>Owner: John Stumpf<br><br>Continued |                      |                 | Outdoor Entertainment<br>Monument Retail Sales<br>Pawn Shop Services<br>Recreational Equipment Maintenance & Storage<br>Recreational Equipment sales<br>Research Assembly Services<br>Research Services<br>Research Testing Services<br>Research Warehousing Services<br>Restaurant (Drive-in, Fast Food)<br>Scrap and Salvage<br>Service Station<br>Stables<br>Vehicle Storage<br>Veterinary Services<br>Basic Industry<br>General Warehousing and Distribution<br>Light Manufacturing<br>Limited Warehousing<br>Recycling Center<br>Resource Extraction<br>All Other Agricultural Uses<br>Aviation Services<br>Camp<br>Cemetery<br>Club or Lodge<br>College and University<br>Convalescent Services<br>Convention Center<br>Counseling Services<br>Detention Facilities<br>Employee Recreation<br>Group Home Class I<br>Guidance Services<br>Hospital Services (General)<br>Hospital Services (Limited)<br>Maintenance and Service Facilities<br>Major Public Facilities<br><br>Continued next page |                              |                |          |                           |

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|---|----------------------|-----------------|--|------------------------------|----------------|----------|---------------------------|
| <b>Tract #APD 862A</b><br><br>Owner: John Stumpf<br><br>Continued |                      |                 | Major Utility Services<br>Military Installations<br>Park and Recreation Services (General)<br>Park and Recreation Services (Special)<br>Postal Facilities<br>Railroad Facilities<br>Residential Treatment<br>Transitional Housing<br>Transportation Terminal<br><br><b>Conditional Uses:</b><br>Retirement Housing (Large Site)<br>Business or Trade School<br>Indoor Sports or Recreation<br>Medical Offices (greater than 5000 Square feet)<br>Off Site Accessory Parking<br>Outdoor Sports and Recreation<br>Plant Nursery<br>Special Use Historic<br>Communication Service Facility<br>Community Recreation (Private)<br>Community Recreation (Public)<br>Day Care Services (Commercial)<br>Day Care Services (General)<br>Group Home Class I<br>Local Utility Services<br>Private Primary Educational Facility<br>Safety Services<br>All other Civic Uses |                              |                |          |                           |

| Property Description   | Future Land Use Plan | Existing Zoning | Planning Commission   | Neighborhood Plan/Staff Rec. | Property Owner | Comments | Votes Required for Zoning |
|--|----------------------|-----------------|---|------------------------------|----------------|----------|---------------------------|
| <p>Part of <b>GDS 716</b></p> <p>Owner: John Stumpf</p> <p><b>Guadelupe District:</b><br/>Supports commercial uses that serve area residents, to allow new opportunities for additional housing by permitting residential use above the first floor, to enhance the Guadelupe streetscape for pedestrian activity and to accommodate and plan for all modes of transportation.</p> | Commercial           | CS              | <p>Supports Mixed-use development</p> <p>Prohibited Uses:<br/>           Drive Thru Services<br/>           Duplex Residential<br/>           Mobile Home Residential<br/>           Single-family residential<br/>           Small Lot Single family residential<br/>           Townhouse Residential<br/>           Two Family Residential<br/>           Agricultural Sales and Services<br/>           Arts and Craft Studio (Industrial)<br/>           Automotive Rental<br/>           Automotive Repair Services<br/>           Automotive Sales<br/>           Automotive Washing (of any type)<br/>           Building Maintenance Services<br/>           Campground<br/>           Carriage Stable<br/>           Cocktail Lounge<br/>           Commercial Blood Plasma Center<br/>           Commercial Off-Street Parking<br/>           Construction Sales and Services<br/>           Convenience Storage<br/>           Drop-Off Recycling Collection Facility<br/>           Electronic Prototype Assembly<br/>           Equipment Repair Services<br/>           Equipment Sales<br/>           Exterminating Services<br/>           Food Sales (over 10,000 square feet)<br/>           Funeral Services<br/>           Indoor Entertainment<br/>           Kennels<br/>           Liquor Sales<br/>           Marina<br/>           Monument Retail Sales<br/>           Outdoor Entertainment<br/>           Pawn Shop Services<br/>           Recreational Equipment Maintenance &amp; Storage<br/>           Recreational Equipment Sales<br/>           Research Assembly Services<br/>           Research Services</p> | CS-NCCD-NP                   | CS-NCCD-NP     |          |                           |
| Continued on next page   |                      |                 |   |                              |                |          |                           |

| Property Description                    | Future Land Use Plan | Existing Zoning | Planning Commission  | Neighborhood Plan/Staff Rec. | Property Owner | Comments | Votes Required for Zoning |
|---|----------------------|-----------------|--|------------------------------|----------------|----------|---------------------------|
| Part of GDS71<br><br>Owner: John Stumpf |                      |                 | Research Testing Services<br>Research Warehousing Services<br>Scrap and Salvage<br>Stables<br>Vehicle Storage<br>Basic Industry<br>Custom Manufacturing (over 2500 gross Square feet)<br>General Warehousing and Distribution<br>Light Manufacturing<br>Limited Warehousing and Distribution<br>Recycling Center<br>Resource Extraction<br>Urban Farm<br>All other Agricultural Uses<br>Aviation Facilities<br>Camp<br>Cemetery<br>Club and Lodge<br>Community Events<br>Congregate Living<br>Convalescent Services<br>Convention Center<br>Detention Facilities<br>Employee Recreation<br>Hospital Services (General)<br>Maintenance and Service Facilities<br>Major Public Facilities<br>Military Installations<br>Park and Recreation Services (General)<br>Park and Recreational Services (Special)<br>Railroad Facilities<br>Residential Treatment<br>Transportation Terminal<br>All other Civic Uses<br><br>Conditional Uses:<br>Condominium Residential<br>Business or Trade School<br>Indoor Sports and Recreation<br>Off Site Accessory Parking<br>Outdoor Sports and Recreation<br>Plant Nursery |                              |                |          |                           |
| June 10 2004                            |                      |                 | Continued next page<br><br>Continued on next page  |                              |                |          |                           |

| Property Description                    | Future Land Use Plan | Existing Zoning | Planning Commission   | Neighborhood Plan/Staff Rec. | Property Owner | Comments | Votes Required for Zoning |
|---|----------------------|-----------------|---|------------------------------|----------------|----------|---------------------------|
| Part of GDS71<br><br>Owner: John Stumpf |                      |                 | College and University Facilities<br>Communication Service Facilities<br>Community Recreation (Private)<br>Community Recreation (Public)<br>Day Care Services (Commercial)<br>Group Home Class I (General)<br>Group Home Class II<br>Guidance Service<br>Hospital Services (Limited)<br>Local Utility Service<br>Postal Facility<br>Private Primary Educational Facilities<br>Private Secondary Educational Facilities<br>Safety Services<br>Transitional Housing |                              |                |          |                           |

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|---|---|-----------------|---|------------------------------|----------------|---|---------------------------|
| <b>Tract APD 843</b><br><br>Owner: Malcolm Fox<br><br><b>Adams Park District:</b><br>Encourages public use and enjoyment of Adams Park and to support public efforts to improve the park and the streets surrounding it. The district regulations allow a mix of commercial and residential uses that are oriented to face the park, encourage pedestrian traffic and are compatible with nearby residential areas. | Commercial<br><br>(No city approval for commercial use at this site to date Homestead exemption claimed on this property) | CS              | GR-NCCD-NP<br>Building Height 40'<br>Building orientation toward park (north)<br>Supports Mixed-use development<br><br><b>Prohibited Uses:</b><br><b>Drive Thru Services</b><br>Duplex Residential<br>Group Residential<br>Small Lot Single Family residential<br>Townhouse residential<br>Single-family attached res.<br>Mobil home res.<br>Agricultural Sales and Svc.<br>Arts & Crafts Industrial<br>Automotive Rentals<br>Automotive repair Svcs.<br>Automotive sales<br>Automotive washing<br>Building Maintenance Services<br>Campground<br>Carriage stable<br>Cocktail Lounge<br>Commercial Blood Plasma Center<br>Commercial Off street parking<br>Construction Sales and Svcs.<br>Convenience storage<br>Drop off recycling collection facility<br>Electronic prototype assembly<br>Equipment Repair Services<br>Equipment Sales<br>Exterminating Services<br>Financial Services<br>Funeral Services<br>Indoor Entertainment<br>Kennels<br>Laundry Services<br>Liquor Sales<br>Marina<br><br>Continued next page | GR-NCCD-NP                   | CS             | Existing commercial uses of the property will be allowed with pending code amendments for uses in GR Districts. The NCCD also allows for mixed-use development. | 4                         |



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|---|----------------------|-----------------|--|------------------------------|----------------|----------|---------------------------|
| Tract APD 843<br><br>Owner: Malcolm Fox |                      |                 | Outdoor Entertainment<br>Monument Retail Sales<br>Pawn Shop Services<br>Recreational Equipment Maintenance & Storage<br>Recreational Equipment sales<br>Research Assembly Services<br>Research Services<br>Research Testing Services<br>Research Warehousing Services<br>Restaurant (Drive-in, Fast Food)<br>Scrap and Salvage<br>Service Station<br>Stables<br>Vehicle Storage<br>Veterinary Services<br>Basic Industry<br>General Warehousing and Distribution<br>Light Manufacturing<br>Limited Warehousing<br>Recycling Center<br>Resource Extraction<br>All Other Agricultural Uses<br>Aviation Services<br>Camp<br>Cemetery<br>Club or Lodge<br>College and University<br>Convalescent Services<br>Convention Center<br>Counseling Services<br>Detention Facilities<br>Employee Recreation<br>Group Home Class I<br>Guidance Services<br>Hospital Services (General)<br>Hospital Services (Limited)<br>Maintenance and Service Facilities<br>Continued next page |                              |                |          |                           |

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|---|---------------------------------------|--------------------|---|--------------------------------------|---|--|---------------------------|
| <b>Tract APD 843</b><br><br>Owner: Malcolm Fox  |                                       |                    | Major Public Facilities<br>Major Utility Services<br>Military Installations<br>Park and Recreation Services (General)<br>Park and Recreation Services (Special)<br>Postal Facilities<br>Railroad Facilities<br>Residential Treatment<br>Transitional Housing<br>Transportation Terminal<br>All other Civic Uses<br><br><b>Conditional Uses:</b><br>Retirement Housing (Large Site)<br>Business or Trade School<br>Indoor Sports or Recreation<br>Medical Offices (greater than 5000 Square feet)<br>Off Site Accessory Parking<br>Outdoor Sports and Recreation<br>Plant Nursery<br>Special Use Historic<br>Communication Service Facility<br>Community Recreation (Private)<br>Community Recreation (Public)<br>Day Care Services (Commercial)<br>Day Care Services (General)<br>Group Home Class I<br>Local Utility Services<br>Private Primary Educational Facility<br>Safety Services |                                      |   |  |                           |
| <b>Tract RDE 797</b><br><br>Owner: A. J. Roquemore<br>(No signed petition)<br><br><b>Tract SD 874</b><br><br>Owner: Gary Gill | Single-Family<br><br><br>Multi-family | SF<br><br><br>MF-4 | SF-3-NCCD-NP<br><br><br>MF-1-NCCD-NP  | SF-3-NCCD-NP<br><br><br>MF-1-NCCD-NP | SF-3<br>(With exception to being part of a neighborhood plan)<br><br>MF-4 | The plan does nothing to make his property non-conforming. | 4<br><br><br>4            |

| Property Description   | Future Land Use Plan   | Existing Zoning | Planning Commission | Neighborhood Plan/Staff Rec. | Property Owner | Comments                                     | Votes Required for Zoning |
|--|------------------------|-----------------|---------------------|------------------------------|----------------|--|---------------------------|
| <b>Tract SD 884D</b>   |                        |                 |                     |                              |                |  |                           |
| Owner: Thomas & Tammie Yemmington, Charles Yemmington (No signed petition) | Multi-family           | MF-4            | MF-4-NCCD-NP        | MF-4-NCCD-NP                 | MF-4           |  | 4                         |
| <b>Part of Tract RDW 748</b>   | Triplex - Multi-Family | MF-3            | SF-3-NCCD-NP        | SF-3-NCCD-NP                 | MF - 4         | Does not want to create a non conforming use | 4                         |