

# Rezoning Requests:

615, 621 & 623 Eugene Court, generally described as south of Eugene Court and west of South Eugene Street.

512, 514, 530 Eugene Court and 409,411,421,425 & 431 Spring Garden Street, generally described as north of Eugene Court and south of Spring Garden Street.

## To:

**CB (Central Business):** Solely intended for application in the central core of the city. The district is established to encourage high intensity, compact urban development. The district is intended to accommodate a wide range of uses including office, retail, service, institutional and high density residential developments in pedestrian-oriented mixed-use setting often multiple uses may be located in the same building).

\*Typical uses in the CB district include office, retail, service, institutional and high density residential.

## From:

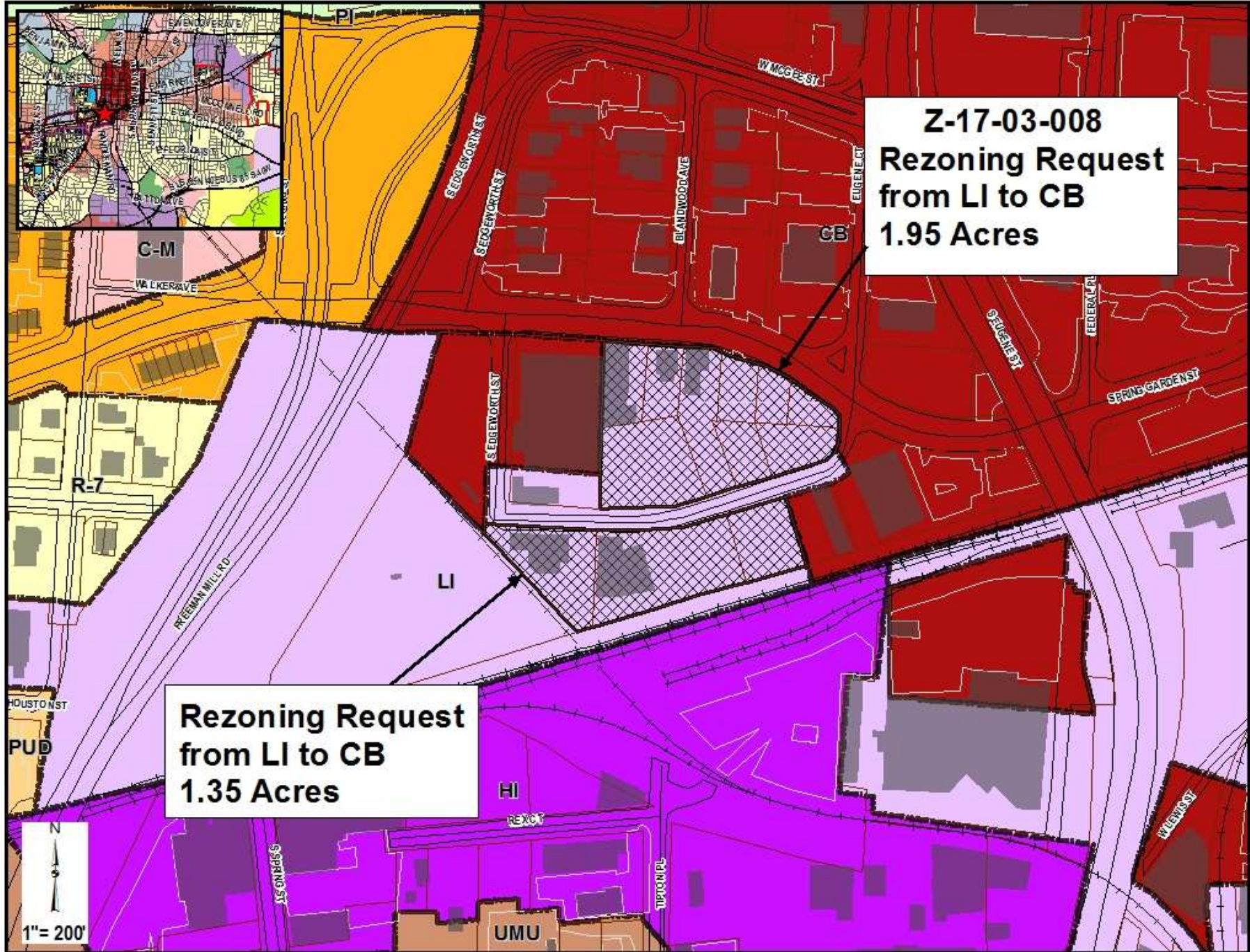
**LI (Light Industrial):** Primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development and related commercial/service activities which in their normal operations have little or no adverse effect upon adjoining properties.

\*Typical uses in the LI district include wholesaling, warehousing and office uses.



**Z-17-03-008**  
**Rezoning Request**  
**from LI to CB**  
**1.95 Acres**

**Rezoning Request**  
**from LI to CB**  
**1.35 Acres**



**Z-17-03-008**  
**Rezoning Request**  
**from LI to CB**  
**1.95 Acres**

**Z-17-03-007**  
**Rezoning Request**  
**from LI to CB**  
**1.35 Acres**



1" = 200'





The subject properties for case  
Z-17-03-007.



The subject property for case  
Z-17-03-007.



609 EUGENE COURT

Office building located east of the subject properties, zoned CB.



Railroad right-of-way located south of the subject properties, zoned LI and HI.



Industrial and restaurant uses located south of the subject properties, zoned LI and CB.





Subject property for case  
Z-17-03-008.



Looking east on Eugene Ct, the subject properties are located on the left.



Looking west on Eugene Ct, the subject properties located on the right.