

# Rezoning Request:

1700 Fairview Street, generally described as east of Fairview Street and northwest of Ninth Street.

## To:

PUD (Planned Unit Development) with the following conditions:

### General Conditions (Both Tracts):

1. Applicant acknowledges that the property being zoned PUD may be impacted on occasion by the operation and traffic of nearby plant and its supporting facilities.
2. Impervious surface as of April 17, 2017 shall not be increased as to utilize existing stormwater infrastructure.
3. No drive thru uses shall be permitted.

### Tract 1:

#### 1. Uses limited to either:

- a. A maximum of 80 residential dwelling units or
- b. A maximum of 9,000 square feet of a combination of eating and drinking establishment and retail and a maximum of 90,000 square feet of self-storage

#### 2. Uses to be placed within the existing structure without expansion.

### Tract 2:

#### 1. Uses limited to a maximum of 217 residential dwelling units and accessory uses including interior parking and amenity spaces.

#### 2. Uses to be placed within the existing structure without expansion

\*Typical uses in the PUD district include office, eating and drinking establishments, vehicle sales and service and retail.

## From:

CD-RM-18 (Conditional District-Residential Multifamily) with conditions. For a full list of conditions, please refer to the attachment.

CD-RM-18 (Conditional District-Residential Multifamily) with conditions. For a full list of conditions, please refer to the attachment.

\*Typical uses in in the RM-18 district include multifamily dwellings

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## **From:**

**A portion of 1700 Fairview Street:**

**CD-RM-18 (Conditional District-Residential Multifamily) with the following conditions:**

**1. Use limited to a maximum of 240 dwelling units and accessory uses.**

**Maintain the existing structure without expansion.**

**Applicant acknowledges that the property may be impacted on occasion by the operations and traffic of an adjacent industrial plant and its supporting facilities.**

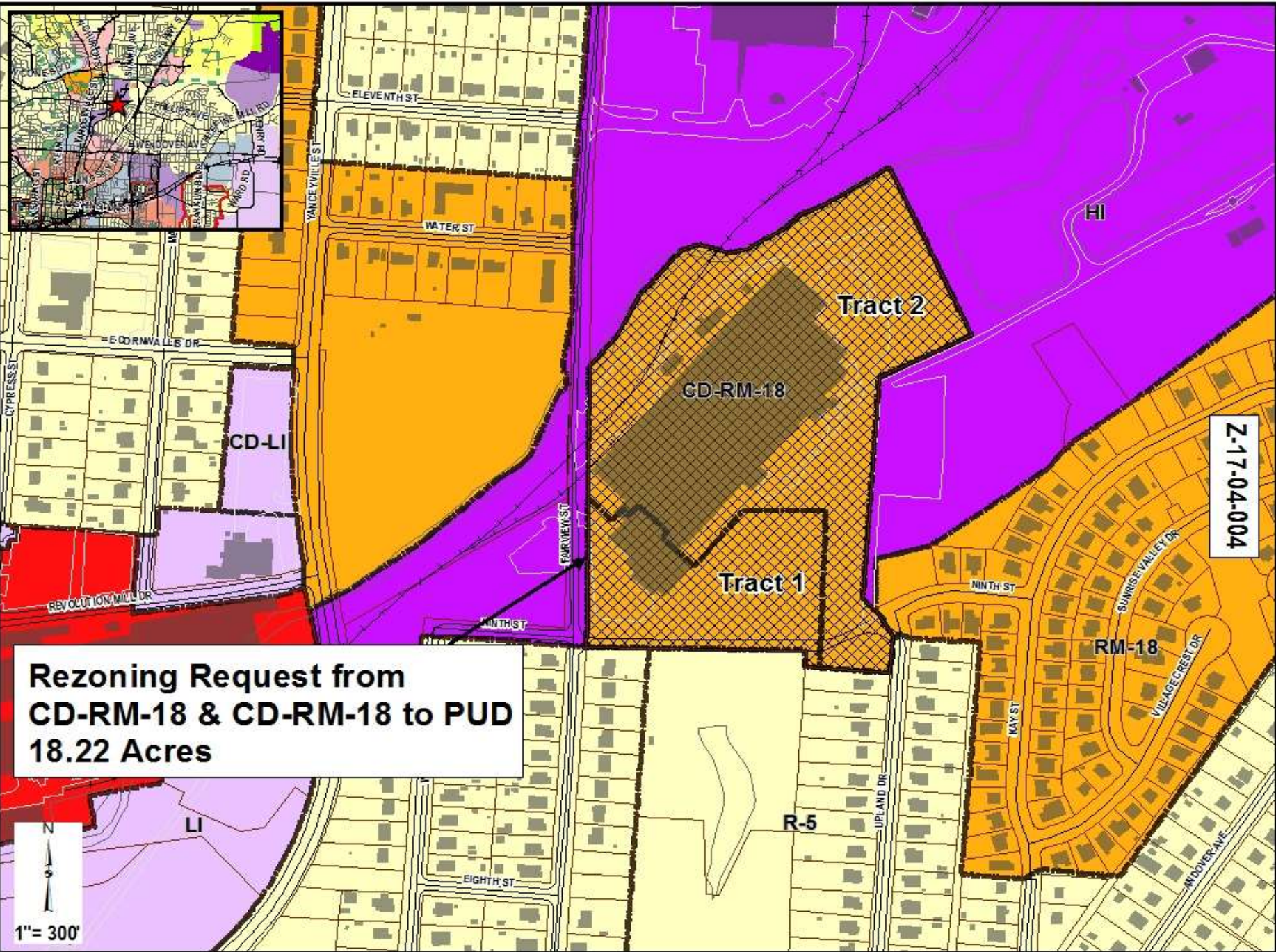
**A portion of 1700 Fairview Street:**

**CD-RM-18 (Conditional District-Residential Multifamily) with the following conditions:**

**1. Use limited to a maximum of 80 dwelling units and accessory uses.**

**Maintain the existing structure without expansion.**

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**Rezoning Request from  
CD-RM-18 & CD-RM-18 to PUD  
18.22 Acres**



Z-17-04-004

**Rezoning Request  
from CD-RM-18 & CD-RM-18 to PUD  
18.22 Acres**





Subject property.



Industrial operations located north of the request, zoned HI..



Ninth St  
Upland Dr 1600

Single-family dwellings located east of the subject property, zoned R-5 and RM-18.



City parking area located south of the subject property, zoned R-5.





Park space located west of the subject property, zoned RM-18.



Fairview Street looking north,  
subject property on the right.



Fairview Street looking south,  
subject property on the left.