

January 6, 2021

To: Mayor and Members of City Council **202002336**
From: Paula Boggs Muething, City Manager
Subject: Ordinance – Zone Change and Major Amendment PD No. 78

Transmitted is an Ordinance captioned:

APPROVING a major amendment to the concept plan and development program statement governing Planned Development No. 78, “Firehouse Row,” to include certain adjacent properties, thereby approving the rezoning of those properties from the T4N.SF, “Transect Zone 4 Neighborhood Small Footprint,” and T4N.SF-O, “Transect Zone 4 Neighborhood Small Footprint – Open” transect zones to Planned Development District No. 78, “Firehouse Row,” in order to facilitate the construction of two new multi-family buildings.

The City Planning Commission recommended approval of the amendment at its December 18, 2020 meeting.

Summary:

The petitioner, Milhaus, is requesting a zone change from Transect Zone 4 Neighborhood Small Footprint (T4N.SF) to Planned Development #78 (PD-78) for properties at 2508-2520 Hemlock Street, and from Transect Zone 4 Neighborhood Small Footprint – Open (T4N.SF-O) to Planned Development #78 (PD-78) for properties at 750-758 East McMillan Street, 2507-2517 Stanton Avenue, and 2521-2525 Chatham Street. The petitioner is also requesting a Major Amendment to the Concept Plan and Development Program Statement for PD-78 to incorporate two new multi-family buildings and on-site parking on those properties. The existing PD is generally located at the intersection of East McMillan Street, Concord Street, and Wayne Street, and consists of a mixed-use building with residential and commercial space, two additional multi-family buildings, and on-site parking, which will not be altered by the Major Amendment and new developments.

The City Planning Commission recommended the following on December 18, 2020 to City Council:

APPROVE the proposed change in zoning at 2508-2520 Hemlock Street from T4N.SF to Planned Development #78 (PD-78) and at 750-758 East McMillan Street, 2507-2517 Stanton Avenue, and 2521-2525 Chatham Street from T4N.SF-O to Planned Development #78 (PD-78);

APPROVE the Major Amendment to the Concept Plan and Development Program Statement for Planned Development #78, Firehouse Row, as specified on pages 3-7 of the staff report; and

ADOPT the Department of City Planning Findings as detailed on page 10 of the staff report.

cc: Katherine Keough-Jurs, AICP, Director, Department of City Planning