

Legislation Text

File #: 2024-6110, **Version:** 1

Public Hearing: Application #PL2023-335 - Rezoning from RP-2 and CP-2 to CP-2 and Preliminary Development Plan - Pro Deo Youth Center, 107 SE 9th Street and 902 SE Douglas Street; Engineering Solutions, LLC, applicant.

Issue/Request:

The applicant proposes a rezoning from RP-2 to CP-2 and preliminary development plan (PDP) for a 9,366 sq. ft. building to house a center that serves area youth in grades 9-12 with after school and Friday night programming. The proposed building is a single-story structure with a mix of materials that includes brick, glass/storefront glazing and metal. The project site is composed of two vacant, platted lots. The western lot (Lot 9, Southview Heights) is currently zoned RP-2 and requires rezoning to CP-2 to accommodate the proposed use. The eastern lot (Lot 10, Southview Heights) is currently zoned CP-2.

Proposed Motion:

I move to recommend APPROVAL of Appl. #PL2023335 - REZONING from RP-2 and CP-2 to CP-2 and PRELIMINARY DEVELOPMENT PLAN - Pro Deo Youth Center, 107 SE 9th St and 902 SE Douglas St; Engineering Solutions, LLC, applicant

Matt Schlicht, PE, Applicant Representative
Hector Soto, Jr., AICP, Senior Planner

Recommendation: With the conditions of approval below, the application meets the requirements of the UDO and Design and Construction Manual (DCM).

1. Development shall be in accordance with the preliminary development plan with a revision date of January 5, 2024.
2. Development shall be in accordance with the building elevations with an upload date of January 15, 2024.

Committee Recommendation: On a motion by Ms. Rader, seconded by Mr. Trafton, the Planning Commission unanimously voted (with one abstention) on February 8, 2024, to recommend approval of Application #PL2023-335 - Rezoning from RP-2 and CP-2 to CP-2 and Preliminary Development Plan - Pro Deo Youth Center, 107 SE 9th Street and 902 SE Douglas Street; Engineering Solutions, LLC, applicant.