

Narrative

The subject property located at 225 Park Boulevard South and 528 Menendez Street is a combined 0.6 acre site with a Future Land Use Designation of High Density Residential and a zoning designation of RMF-4. The property is currently occupied with ten aging multi-family units constructed in the 1950's.

The property owner/applicant seeks to redevelop the site with single-family dwellings. Until the recent update to the Land Development Regulations in 2022, the RMF-4 zoning district permitted single-family residential dwellings. However, the 2022 update eliminated single-family as a permitted use in the RMF-4 zoning district. Therefore, the applicant proposes to rezone the property to the RSF-4 zoning district to allow for the future development of single-family homes on the site, consistent with the development rights it previously enjoyed.

The proposed rezoning is compatible with the existing neighborhood, which consists of a mixture of multi-family and single-family homes, and is consistent with all applicable elements of the Comprehensive Plan; and therefore, approval is hereby requested.