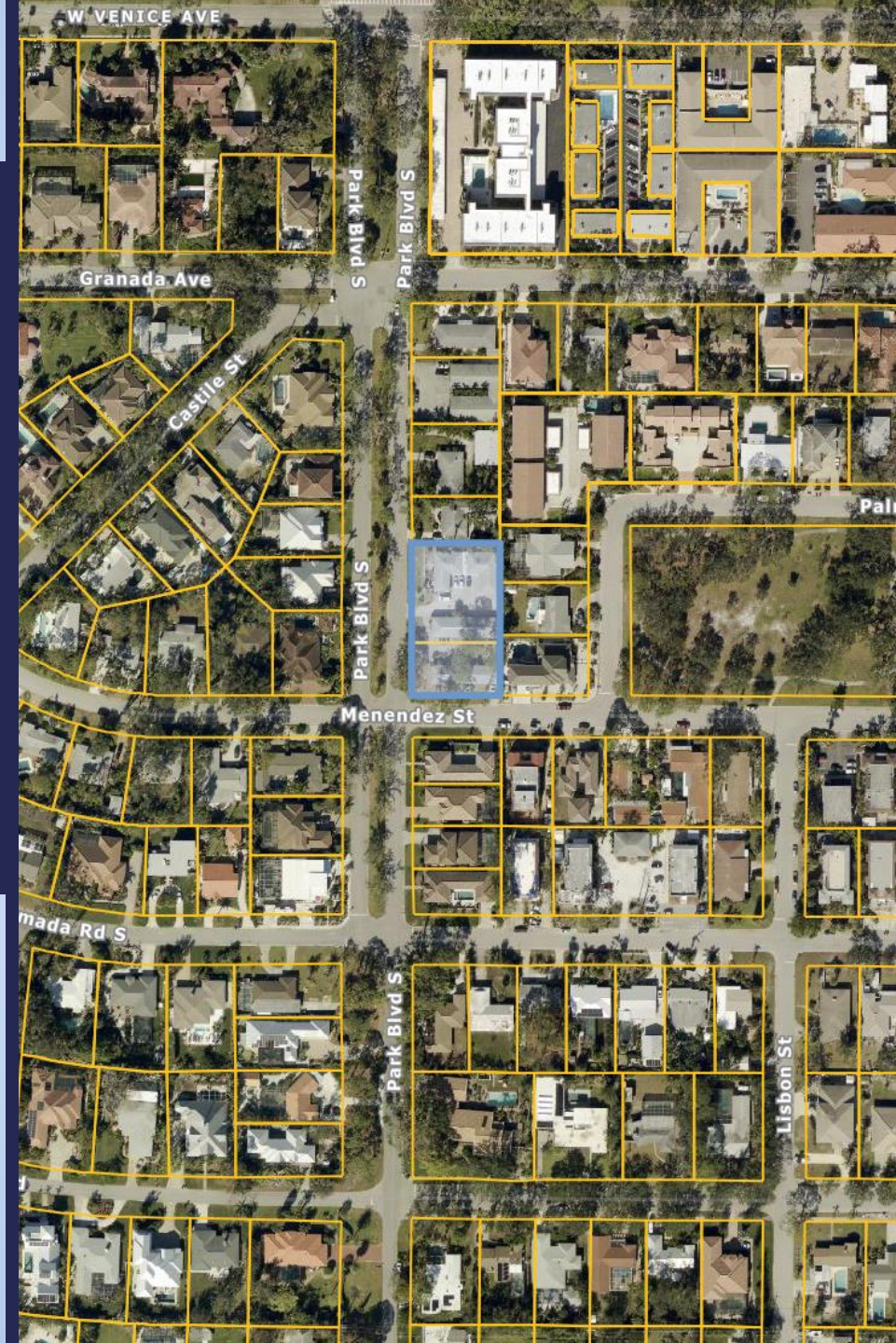


25-05RZ

BORUFF FAMILY TRUST

225 PARK BOULEVARD AND 528 MENEDEZ STREET



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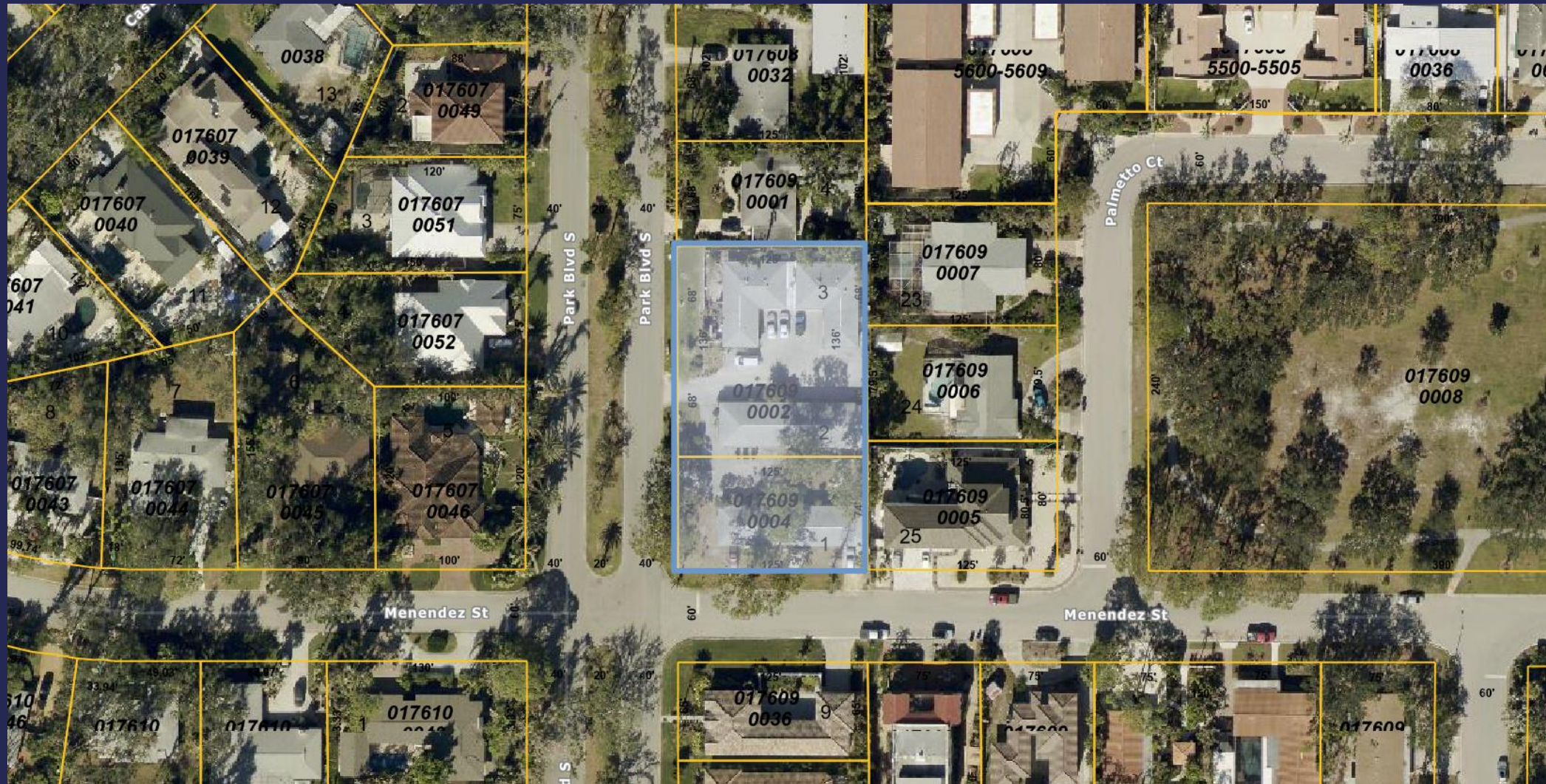
2 Parcels

225 Park Boulevard and 528 Menendez Street

Approximately 0.6 acres combined

Proposed rezone from RMF-4 to RSF-4

225 Park Boulevard and 528 Menendez Street



PID #: 0176-09-0002 and 0176-09-0004 Current Zoning/FLU: RMF-4/HDR Proposed Zoning: RSF-4 Island Neighborhood

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Existing Conditions and Use

225 Park Boulevard

- 8 multifamily units, built in 1950/70s
- RMF-4 zoning
- 18 du/acre permitted

528 Menendez Street

- 2 multifamily units, built in 1950s
- RMF-4 zoning
- 18 du/acre permitted

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Comprehensive Plan Strategy LU 1.2.3

At a combined acreage of 0.6 (less than one acre), the property satisfies the criteria of Strategy LU 1.2.3, which allows for RSF-4 to be deemed an implementing zoning district despite the HDR FLU designation.

Strategy LU 1.2.3 - Residential.

Density Defined. Dwelling Units Per Acre (DU/AC): Residential Development ("Density") is measured in dwelling units per (gross) acre.

Density lower than the range provided in the Table below is permitted for individual lots or parcels of less than one acre in size. For all other properties, density lower than the range provided in the Table below may be requested as part of a land use petition, rezoning, or by separate request to be processed as a special exception as defined within the Land Development Code using the below review criteria. The reviewing body shall consider the following:

1. Compatibility of the proposed density and intensity with all properties within 250 feet of the subject property's boundary shall be evaluated using the following: Strategy LU 1.2.8 - Compatibility Between Land Uses and Strategy LU 4.1.1 - Transitional Language specific to Comprehensive Plan regulatory language, Policy 8.2 Land Use Compatibility Review Procedures.
2. Whether the size and/or shape of the subject property is appropriate for a lesser density.
3. Compliance with all other Strategies of this Comprehensive Plan.

If a lower density is permitted or granted, the appropriate residential zoning district shall be deemed an implementing zoning district even if not listed as such below.

Residential Land Use	Density per Gross Acre	Implementing Zoning Districts
Low Density	1.0 to 5.0	RE, RSF1, RSF2, RSF3
Moderate Density	5.1 to 9.0	RSF4, RMF1, RMF2, RMH
Medium Density	9.1 to 13.0	RMF3
High Density	13.1 to 18	RMF4

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Comprehensive Plan Consistency

- Pursuant to the Applicant materials and Staff analysis provided, the evidence and testimony on record confirms consistency with the relevant and applicable portions of the Comprehensive Plan.

LDC Compliance

- Pursuant to the Applicant materials and Staff analysis provided, the evidence and testimony on record confirms compliance with the relevant and applicable portions of the Land Development Code.

THANK YOU