964 Payne Avenue

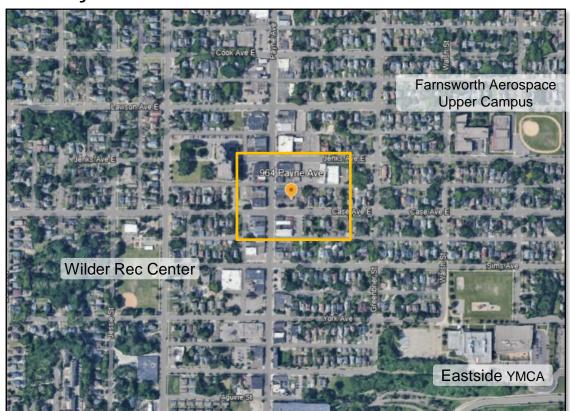
#24-011-658 Rezoning from H2 residential to B2 community business

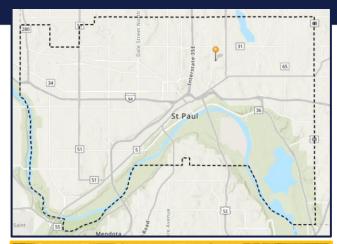




Location

964 Payne Avenue









Site







Rezoning is required for lot split



- Applicant applied for an administrative lot split in 2023.
- Lot split would result in a parking lot in an H2 district and a parking lot in a B2 district.
- Off street parking spaces for commercial uses must be in a zoning district where the principal use is an allowed use (general retail).

Questions?

964 Payne Ave Rezone

#24-011-658 Rezoning from H2 to B2





Proposed rezoning allows for future development

Lot Split with no rezoning

- Immediately cease use of parking lot on H2 portion
- H2 portion can be developed for residential or civic/institutional uses

No lot split with no rezoning

 Must remain a parking lot unless it is redeveloped for a use allowable in H2 and B2

	B2	H2
Residential		
One-family	Х	Р
Two-family	Х	Р
Multiple-family	Х	Р
Mixed Residential & Commercial	Р	Х
Foster home	Р	Р
Supportive housing facility	Р	Р
Civic/Institutional		
Day care	Р	Р
Public library	Р	Р
Public and private park, playground	Р	Р
Religious institution	Р	Р
School, primary & secondary	Р	Р
Commercial		
Offices	Р	Х
Clinic, medical or dental	Р	Х
General retail	Р	Х
Service business	Р	Х
Food and Beverage Uses	P/C	Х