

892 E 7th Street

#24-016-948 Rezoning from B3 general business to T3 traditional neighborhood



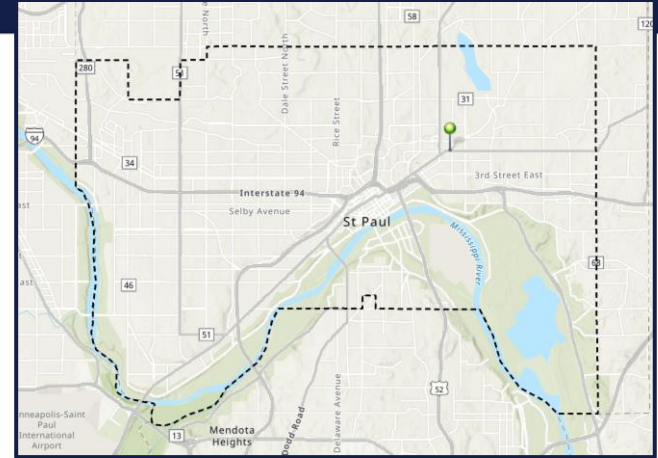
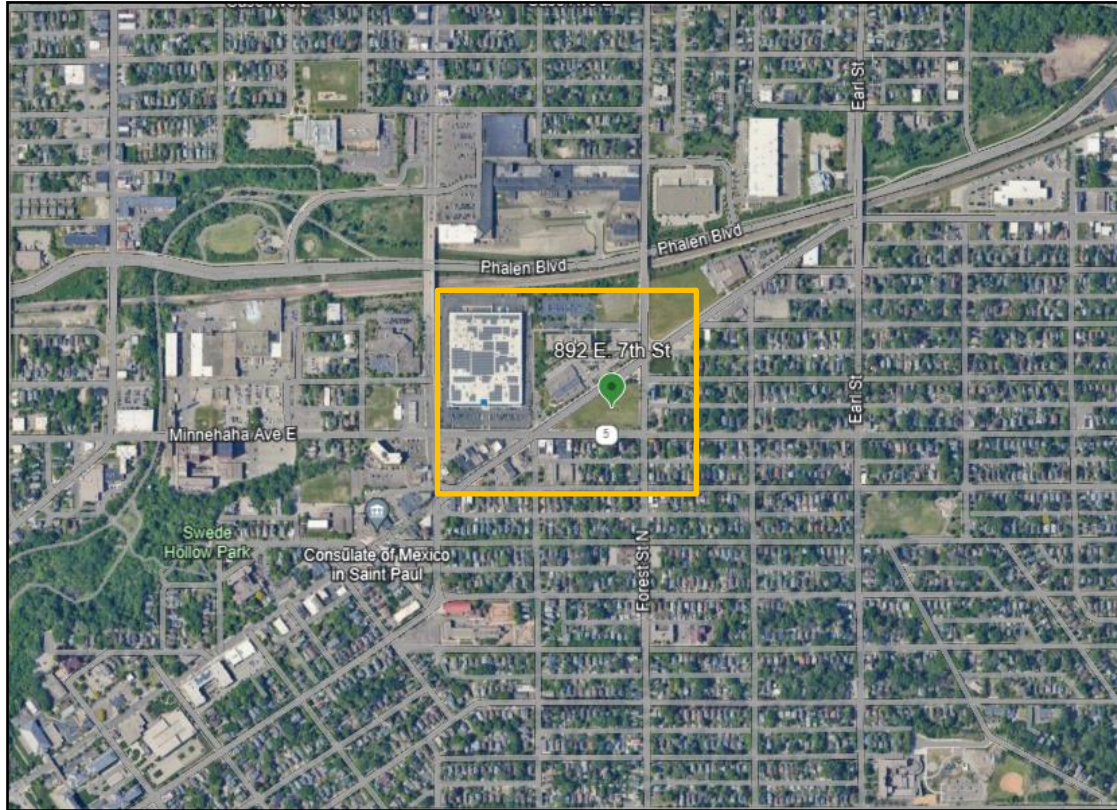
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Location

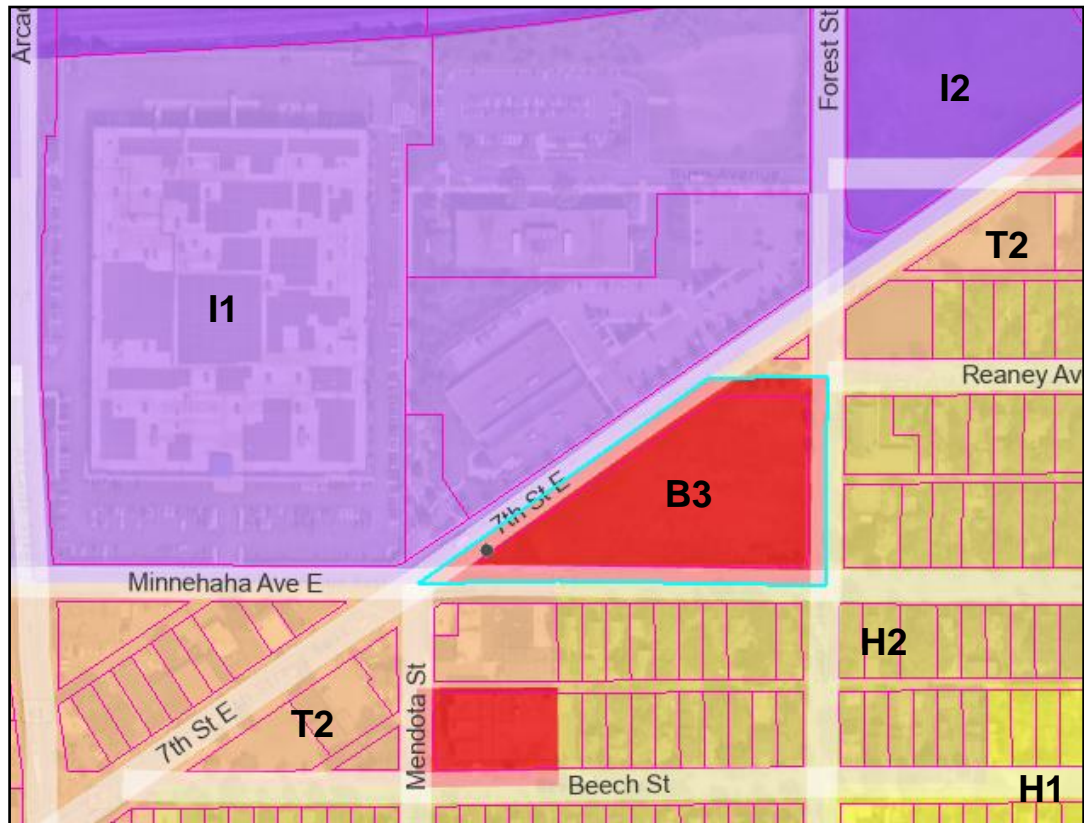
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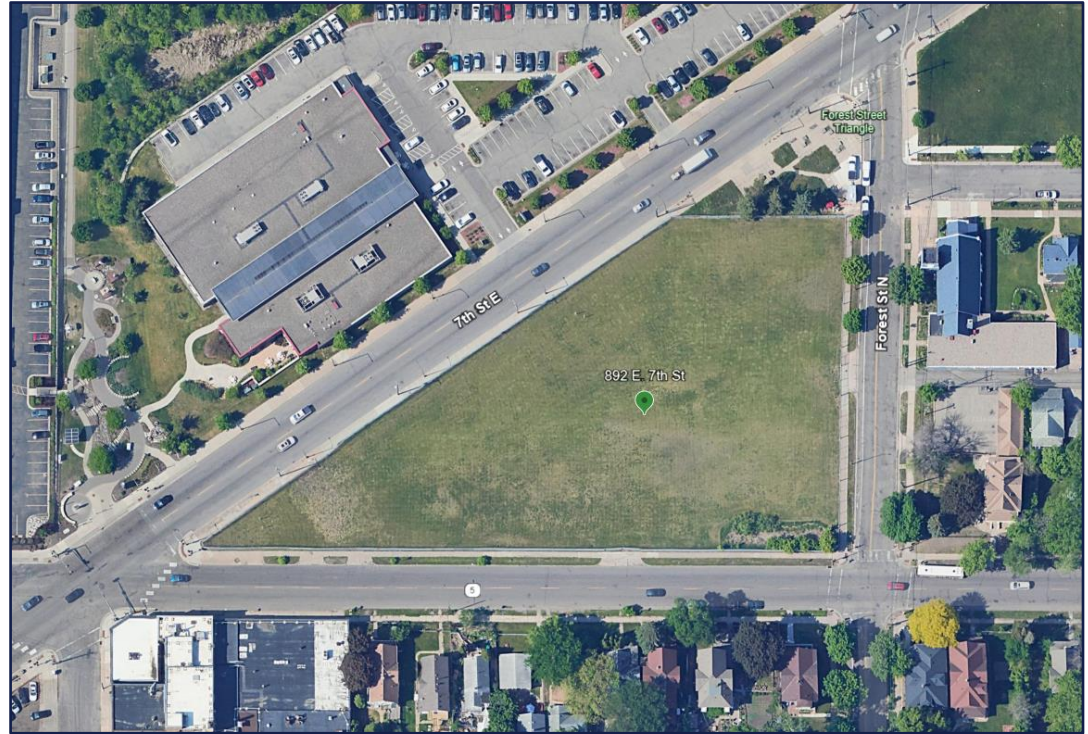
Land Use & Zoning

- **North:** Vacant land (**T2**), clinic (**I1**)
- **East:** Duplexes (**H2**), single family home (**H2**), church (**H2**)
- **South:** Mixed residential/commercial (**T2**), light industrial (**T2**), duplexes (**H2**), single family homes (**H2**)
- **West:** Warehouse (**I1**), offices (**T2**), auto service station (**T2**)





- **Application: Rezoning from B3 to T3**
- Parcel: 95,832 square feet
- Vacant since 2011

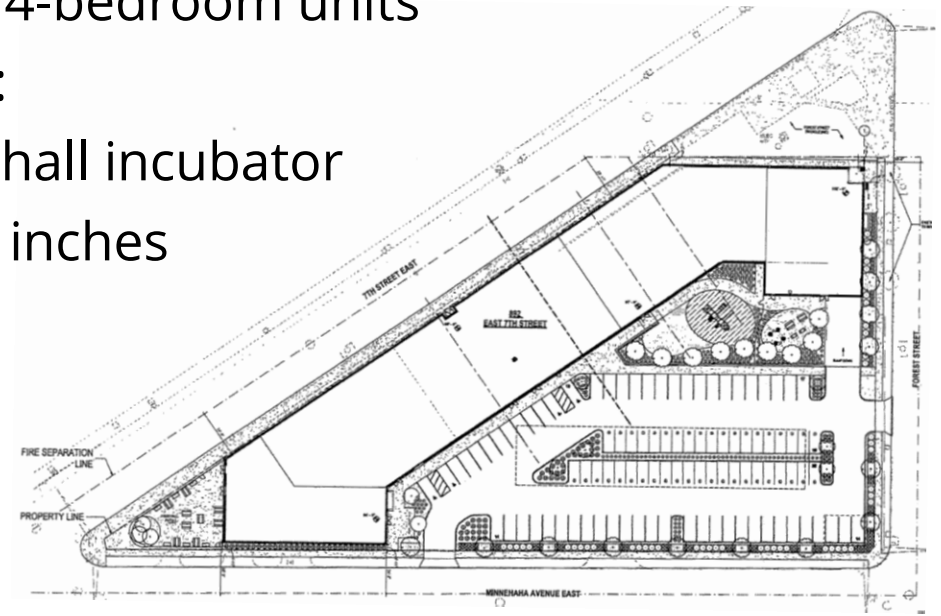




Proposed Development

- Mixed-use building
 - 60+ units affordable housing
 - Includes some 3- and 4-bedroom units
 - Ground floor commercial:
 - Childcare, clinic, food hall incubator
 - Building height: 53 feet, 8 inches

	B3	T3
Maximum building height	30 feet	55 feet



Questions?

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