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MEMORANDUM

TO: Planning Commission Members
FROM: Heather Chaffin, Case Manager
Planning and Zoning Department
DATE: July 14, 2015
RE: **Greater Mount Zion Baptist Church Properties**
1800 and 1801 Pennsylvania Avenue
District 1
Request to Initiate Rezoning

On June 23, 2015, Planning Commissioners Jean Stevens and Nuria Zaragosa made a request to place an item on the July 14, 2015, agenda to discuss City-initiated rezoning of property owned by Greater Mount Zion Church.

The rezoning proposal originated during discussion of a restrictive covenant termination affecting 1801 Pennsylvania Avenue, but the rezoning proposal was clarified further to include 1800 Pennsylvania Avenue. Both properties are currently owned by Greater Mount Zion Baptist Church, which intends to move from this location and sell the properties.

Commissioners Stevens and Zaragosa further clarified the proposed rezoning of the two properties, which are both currently zoned general office-neighborhood plan (GO-NP). The Commissioners propose:

- 1801 Pennsylvania Avenue to be rezoned to multifamily residence moderate-high density-conditional overlay-neighborhood plan (MF-4-CO-NP), with the property limited to multifamily residence-limited density (MF-1) land uses and a maximum of 11 residential units.
- 1800 Pennsylvania Avenue to be rezoned to single family residence-small lot (SF-4A).

An exhibit showing the location of the two properties is attached.



1800
GO-NP

1801
GO-NP

P-H-NP

SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

GR-MU-V-CO-NP

SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

LR-MU-CO-NP

SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

E13TH ST

CS-MU-CO-NP

CS-MU-V-CO-NP

SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

CS-MU-V-NCCD-NP

CS-MU-CO-NP

LR-MU-NP

SF-3-NP

MF-3-NP

CS-MU-NCCD-NP

CS-MU-NCCD-NP

CS-MU-CO-NP

CS-MU-V-NCCD-NP

GR-MU-NCCD-NP

E12TH ST

SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

NEW YORK AVE

SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

PENNSYLVANIA AVE

GO-NP

SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

CHICON ST

SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

LING SCHOOL

PENNSYLVANIA AVE

ME-4-NP

SF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

S DAVIS AVE

MF-3-NP

SF-3-NP

SF-3-NP

SF-3-NP

P-NP

SF-3-NP

CS-CO-MU-NP

CS-MU-V-CO-NP

CS-CO-MU-NP

CS-CO-MU-NP

P-NP

ROSEWOOD AVE

SF-6-NP

MF-4-NP

MF-4-NP

MF-4-NP

SF-6-NP

SF-3-NP

SF-3-NP

SF-3-NP

MF-4-NP

MF-4-NP

MF-4-NP

SF-3-NP

SF-3-NP

GREGORY ST

LEONA ST

SALINA ST

CORNELL ST

CORNELL ST

YALE ST

POQUITO ST

COLETO ST

ALAMOST ST

CHESTNUT ST