

## Evergreen at Mary

- **Total Site Area: 1.32 acres**
  - Tract 1: 1.04 acres
  - Tract 2: 0.28 acres
- **Current Zoning**
  - Tract 1: CS and SF-3
  - Tract 2: MF-3-H
- **Applicant Rezoning Request:**
  - Tract 1: CS-MU
  - Tract 2: CS-MU-H
- **Staff Rezoning Recommendation:**
  - Tract 1: CS-MU
  - Tract 2: GO-MU-H
- **Zoning Districts:**
  - CS: general commercial services
  - MU: mixed use
  - MF-3: multifamily residence (medium density)
  - GO: general office
  - H: historic landmark
  - SF-3: family residence



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- **Basis of Staff Recommendation:**

- Tract 1 to CS-MU:
  - base zoning district is consistent with existing zoning pattern;
  - allows for residential use to remain.
- Tract 2 to GO-MU-H:
  - allows applicant to use property as intended;
  - maintain site development standards and land use intensities more appropriate for this historic property.

- **Upcoming Public Hearings:**

- Planning Commission: October 27, 2020
- City Council: December 3, 2020

