



BAUGHMAN  
BETTER BY [DESIGN]

20N2017-00006

April 5, 2017

The applicant, JRD, LLC, is requesting a zone change to the "LC" Limited Commercial zoning district at the northwest corner of 63rd Street South and Clifton Avenue. This property is across the street from the applicant's Vassar Addition, a two-family residential development.

With the applicant looking to re-start residential development along Clifton Avenue, they would like to establish this intersection's zoning pattern prior to those residential lots being sold. The area has little suitable non-residential zoning to serve the local residents, especially in light of the large number of undeveloped residential lots located between 47<sup>th</sup> Street South and 63<sup>rd</sup> Street South. There are two residential homes to the northeast and west of the subject property, as well as a planned church development to adjacent to the north. There are no immediate plans to plat the property, and therefore develop the property in the near future.

