

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Hlee and May Xiong **FILE #** 16-103-741
 2. **APPLICANT:** May Xiong/Hlee Xiong Moua **HEARING DATE:** December 22, 2016
 3. **TYPE OF APPLICATION:** Conditional Use Permit
 4. **LOCATION:** 1475 Ames Ave, NE corner, Barclay and Ames
 5. **PIN & LEGAL DESCRIPTION:** 272922240009, 272922240010, & 272922240011; Lots 7-9, Block 1, Ames Out Lots
 6. **PLANNING DISTRICT:** 2 **PRESENT ZONING:** R2
 7. **ZONING CODE REFERENCE:** §61.501, §65.151
 8. **STAFF REPORT DATE:** December 15, 2016; January 12, 2017 **BY:** Bill Dermody
 9. **DATE RECEIVED:** December 2, 2016 **60-DAY DEADLINE FOR ACTION:** January 31, 2017
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- A. **PURPOSE:** Conditional use permit for a 40-unit assisted living and memory care facility
- B. **PARCEL SIZE:** 90,604 square feet
- C. **EXISTING LAND USE:** Vacant
- D. **SURROUNDING LAND USE:** Vacant to the northwest (R2/RM2); adult care home to the north (RM1); single-family residential to the east, west, and south (R2).
- E. **ZONING CODE CITATION:** §61.501 lists general conditions that must be met by all conditional uses; §65.151 provides a definition and lists standards and conditions for adult care homes.
- F. **PARKING:** §63.207 requires a minimum of 1 off-street parking space per 3 residents for adult care homes, and a maximum of 70% over the minimum. For 40 residents, that is a minimum of 13 spaces and a maximum of 22 spaces.
- FG. **HISTORY/DISCUSSION:** The site has been zoned R2 since 1975. There is no recent zoning history for the site.
- GH. **DISTRICT COUNCIL RECOMMENDATION:** The District 2 Council verbally conveyed a recommendation of approval at the December 22, 2016 Zoning Committee public hearing.
- HI. **FINDINGS:**
 1. The application requests conditional use permit approval to allow a 40-unit adult care home (assisted living and memory care) to be constructed on the subject site.
 2. An accompanying application requests rezoning from R2 to RM2. The rezoning application must be approved to allow the subject application to be considered.
 3. §61.501 lists five standards that all conditional uses must satisfy:
 - (a) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.* This condition is met. The application is consistent with the Comprehensive Plan. The Comprehensive Plan's Land Use Chapter designates the adjacent Phalen Village as a Neighborhood Center in Figure LU-H, Generalized 2030 Land Uses, and the area around the subject site as an Established Neighborhood. The Comprehensive Plan's Housing Chapter Strategy H1.1 states: "Increase housing choices across the city to support economically diverse neighborhoods." Though there is a major concentration of apartment housing to the north, the proposed adult care home allows for a senior living option that is in shorter supply.
 - (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. The proposed vehicular access for deliveries on Barclay Street and for other vehicles on Ames Avenue is sufficient. Through site plan review, a traffic memorandum would typically be requested to document the anticipated traffic impact of the specific use, which could result in site plan conditions to accommodate the impact. However, the traffic impact of a 40-unit adult care home is expected to be able to be accommodated by the proposed vehicular access via Barclay Street and/or Ames Avenue.

- (c) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.* This condition is met. The use is not detrimental to the existing character, which includes a 42-unit adult care home abutting to the north and multi-family residential uses adjacent in the same direction.
 - (d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This condition is met. The use does not impede any adjacent development or improvement.
 - (e) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition will be met if the rezoning to RM2 is approved. No variances are requested. Conformance with district regulations is anticipated and will be confirmed through site plan review. The project will need to conform to any applicable stormwater and wetland regulations. If a wetland is identified on the site, then it will need to be avoided (including required buffers) through site design or else a replacement plan would need to be pursued.
4. §65.151 lists five standards and conditions required for adult care homes:
- (a) *In residential and T1 traditional neighborhood districts, the facility shall have a minimum lot area of 5,000 square feet plus 1,000 square feet for each guest room in excess of four (4) guest rooms. In T2-T4 traditional neighborhood districts, the density shall be regulated as for multifamily uses.* This condition is met. The minimum lot size is 41,000 square feet, whereas 90,604 square feet is the size of the subject site.
 - (b) *In traditional neighborhood development districts, a facility located within a predominantly residential or mixed use area shall have direct access to a collector or higher classification street.* This condition is met. The facility is not located in a traditional neighborhood district.
 - (c) *In traditional neighborhood development districts, the site shall contain a minimum of 150 square feet of outdoor community space per resident, consisting of seating areas; yards and/or gardens. Public parks or plazas within 300 feet of the site may be used to meet this requirement.* This condition is met. The facility is not located in a traditional neighborhood district.
 - (d) *In RL-RT1 residential districts, the facility shall serve six (6) or fewer facility residents. In RT2-RM1 residential, T1 traditional neighborhood and OS-B2 business districts, the facility shall serve 16 or fewer facility residents.* This condition will be met if the rezoning to RM2 is approved.
 - (e) *In residential and T1 traditional neighborhood districts, a conditional use permit is required for facilities serving seven (7) or more facility residents.* This condition is met by the subject application.

¶J. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the conditional use permit for a 40-unit adult care home subject to the following additional condition:

1. The rezoning of the site to RM2 is approved.



CONDITIONAL USE PERMIT APPLICATION

Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex
25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6589

Zoning	16-105741
File #	
Fee	300.00
Tentative Hearing Date	12-22-16

PD = 2

27-29-22-24-0009

APPLICANT

Name Hlee M. Xiong -0010
 Address 515 20th St. N.E. -0011
 City Rochester St. Mn Zip 55906 Daytime Phone _____
 Name of Owner (if different) _____
 Contact Person (if different) Cy Thao Phone 651-208-1985

PROPERTY LOCATION

Address / Location 0 Ames Ave (corner of Ames + Barclay)
 Legal Description 1. S 150 FT PAR TO AMES AVE OF FOL; EX W 70.275 FT AS MEAS ON N1 OF SD; Lot 8 + All of Lot 9 BLK 1 Current Zoning R 2
 (attach additional sheet if necessary)
2. S 150 FT PAR TO AMES AVE OF FOL; Lot 7 + The W 70.275 FT AS MEAS ON N1 OF SD RD OF Lot 8 BLK 1 3. EX S 150 FT PAR TO AMES AVE; lots 7, 8 + 9 BLK 1.

TYPE OF PERMIT: Application is hereby made for a Conditional Use Permit under provisions of Chapter _____, Section _____, Paragraph _____ of the Zoning Code.

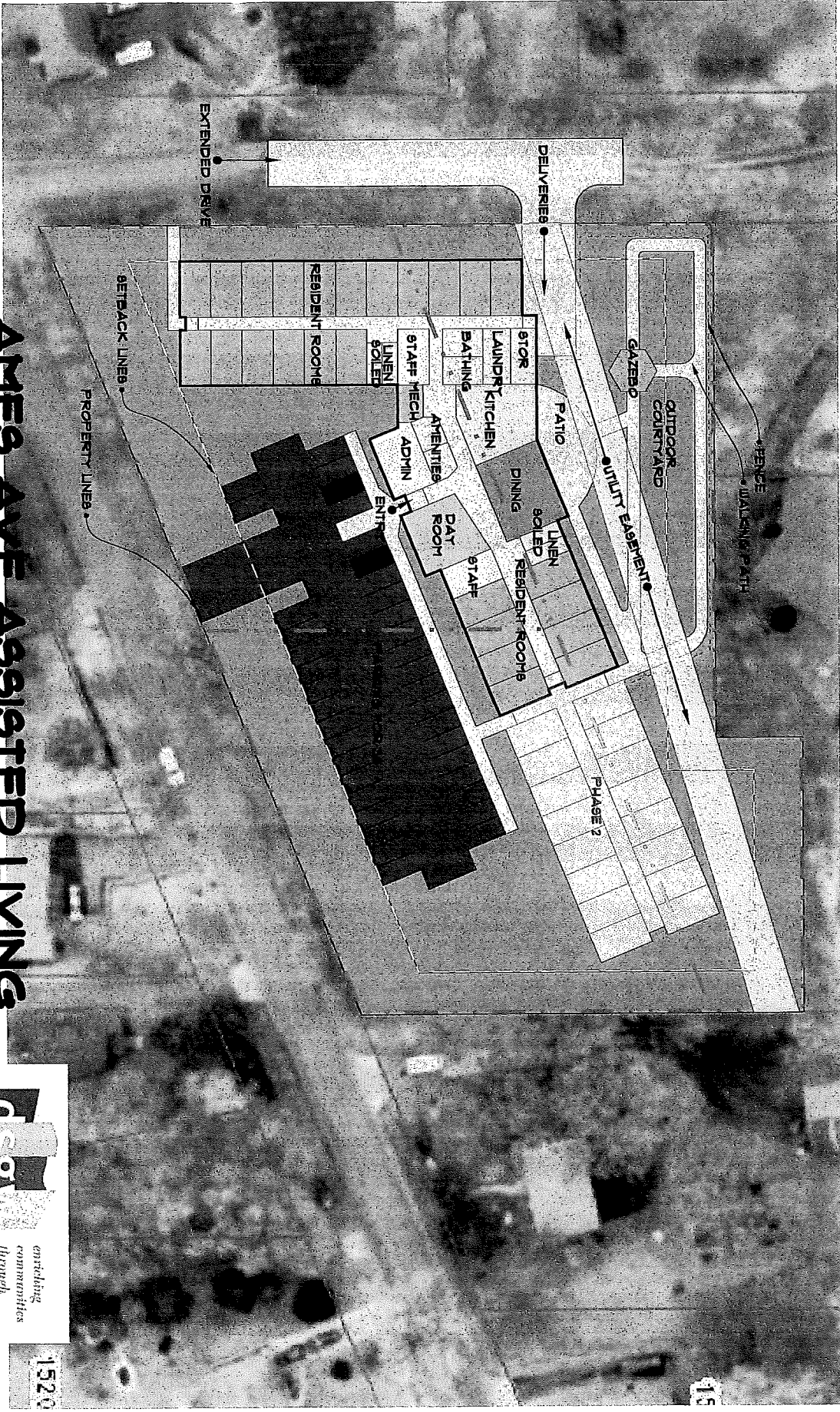
SUPPORTING INFORMATION: Explain how the use will meet all of the applicable standards and conditions. If you are requesting modification of any special conditions or standards for a conditional use, explain why the modification is needed and how it meets the requirements for modification of special conditions in Section 61.502 of the Zoning Code. Attach additional sheets if necessary.

Need conditional use permit to allow Assisted Living. Plan to build 40 units of Assisted Living + memory care units.

NOV 30 2016

Required site plan is attached

Applicant's Signature Hlee Xiong Date 11/16/2016 City Agent pd 11/16/16
Mary Xiong CT



AMES AVE ASSISTED LIVING

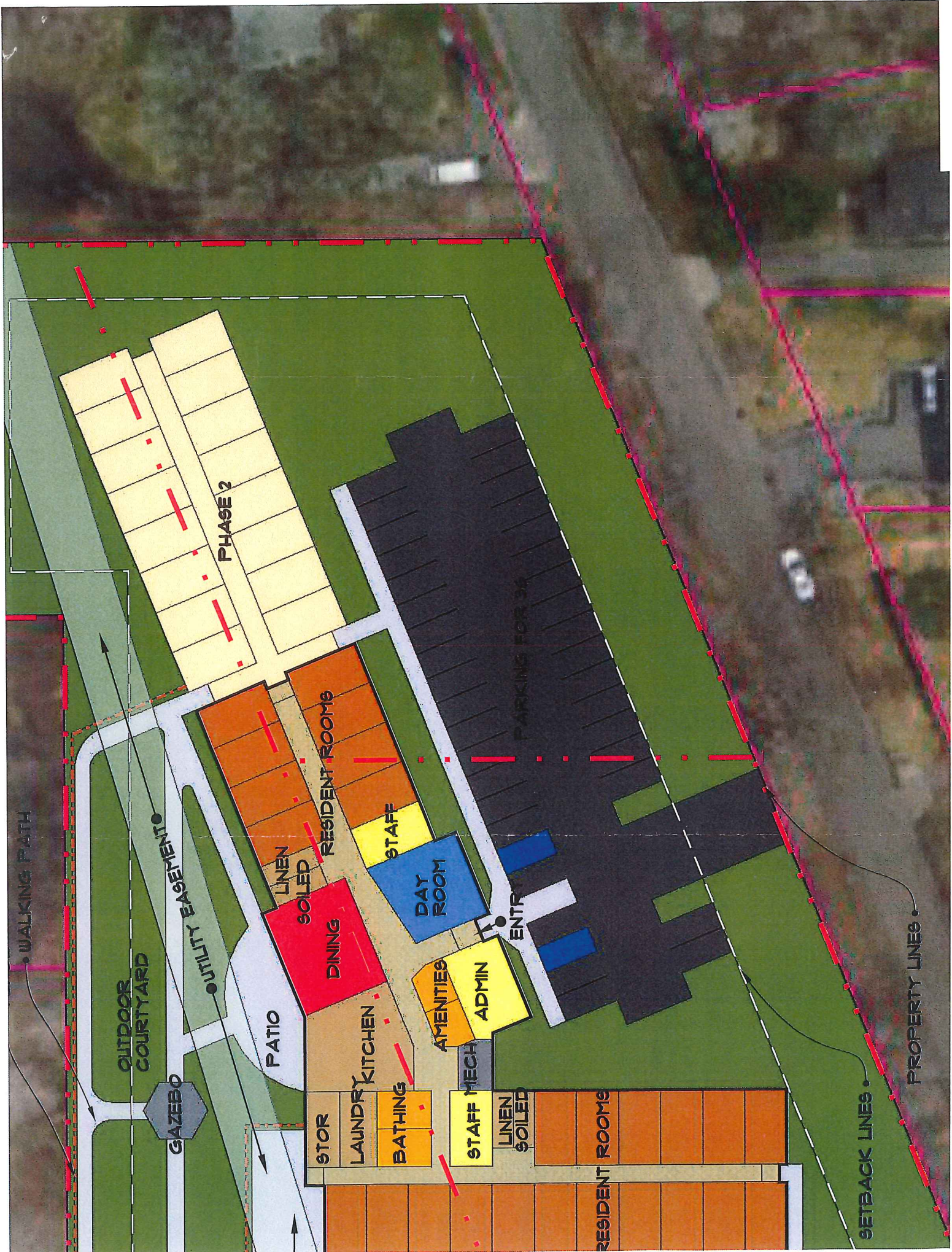
DEVELOPMENT STUDY

NOVEMBER 19, 2016



enriching
communities
through
architecture

1520



PHASE 2

WALKING PATH

OUTDOOR COURTYARD

GAZEBO

UTILITY EASEMENT

PATIO

STOR

LAUNDRY

BATHING

STAFF MECH

STAFF

LINEN
SOILED

RESIDENT ROOMS

RESIDENT ROOMS

RESIDENT ROOMS

RESIDENT ROOMS

RESIDENT ROOMS

RESIDENT ROOMS

RESIDENT ROOMS

LINEN
SOILED

DINING

RESIDENT ROOMS

STAFF

DAY ROOM

AMENITIES

ADMIN

ENTRY

PARKING FOR 34

SETBACK LINES

PROPERTY LINES

12/19/2016

To: *District #2 – Community Council.*

St. Paul, MN Planning Commission Zoning Committee

In Regards to: *File # 16-103-701 and 16-103-741*

1475 Ames Avenue, St. Paul, MN 55106

To Whom It May Concern,

My name is Xeng Chang (Address: 1456 Ames Avenue, St. Paul, MN 55106). I am sending this letter in regards to a hearing that was schedule for Thursday, December 22, 2016, in regards to the file above. Due to some medical and personal circumstances during the afternoons, I will not be able to attend the hearing. Although I will not be able to attend the hearing, I would like my voice and suggestions be heard.

Disagreed with Plan If Only:

Agreed with Plan If Only:

<ol style="list-style-type: none">1. The zone is too small to build on.2. The area was not a commercial zone.3. It will bring the value of our homes down.4. Traffic will be horrible because of the dead-end road.5. It will attract unwanted noises and problems within our peaceful/quiet street.	<ol style="list-style-type: none">1. Ames street must open through the Northeast side.2. Mechanic Street must go through Barclay Ave. and Barclay must go through Magnolia.3. I prefer to go with single family homes only.
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Xeng Chang

Phone: (651) 955-7989

My Address: 1456 Ames Avenue, St. Paul, MN 55106

2c file # 16-103-701
16-103-741

December 19, 2016

City of Saint Paul
Planning & Economic Development
1400 City Hall Annex
25 west Fourth Street
Saint Paul, MN 55120

Ref: Proposed Rezoning of Ames Ave from R2 to an RM2

Dear City Council Members and Zoning Committee:

I have to strongly state I am against this proposed rezoning. For over 40 years the stated property that you listed as 1475 Ames Ave has been void of any structure or human inhabitants. At present it is a habitat for wildlife. Numerous species of song birds, common crow, deer, wild turkeys, rabbits, squirrels and feral cats have had this area as their domain. Also frequently spotted on that section of land, fox, raccoons, owls, and an eagle.

Now on this quiet residential street you are proposing to have a multicare facility and all that goes along with that change. A 40 unit facility, done in two stages would clog the area with needless construction and debris for years. Plus forcing wildlife to find other refuge.

A 40 unit facility does not constitute 40 individuals. This multicare facility would encompass needing staff, ie onsite manager, kitchen, medical, maintenance, cleaning, security, reception and admittance. Numerous deliveries, pickups and drop offs. Parking for the staff and visitors would add to the congestion on Ames.

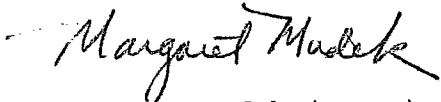
Has anyone addressed this added congestion and road maintenance? I would imagine at some point the residents of Ames would be accessed to compensate for this multicare unit facility. Would Ames Ave, which has been a no throughfare at Hazelwood Street since the early 1960's be changed to a through street? Bringing with it a myriad of problems, eg widening the street, sidewalks, added congestion. Would more residents property be encroached upon?

Ramsey County, through reseach has stated the corner of Ames Ave and Johnson Pkwy does not warrant a stoplight traffic stop. Would one now be mandatory with the construction and added traffic this multicare facility would create? This would impact the flow of traffic off the Phalen Drive to the arteries on the east side.

Residents of Ames Ave would be greatly impacted and distrubed by this proposed re-zoning. The quality of life would drastically change. I wish this pair luck in other endeavors, but as for Ames Ave it would not be a good situation, for either the residents or wildlife that has called this home for many years.

On a final note, the city planners have invested many dollars and reseach into re-establishing the Ames Lake Area to establish and foster native habitat and species, I cannot understand wanting to rezone an area so close to this project. There are many underground streams and a wetland type of soil also to consider. Ames Ave as it now stands is more conducive to the mission statement of Ames Lake.

Sincerely,



Margaret Mudek (owner)
1515 Ames Ames
St. Paul, MN 55106
651-717-5121

cc: Impacted Ames Residents/Owners

Englund, Cherie (CI-StPaul)

From: Bee Thao <dragonzz223@yahoo.com>
Sent: Tuesday, December 20, 2016 2:43 PM
To: Dermody, Bill (CI-StPaul)
Subject: File # 16-103-701 and 16-103-741,..... R2 to RM2
Attachments: Bee Thao.docx

Dear Sir:

This is Bee Thao. I am a home owner at 1506 Ames Avenue right across the propose address of 1475 Ames Avenue. This is a nice quiet pleasant neighborhood to raise a family in. I believe most residents residing along side Ames Avenue would agree also. I would like to keep it this way therefore, I do not want to see this rezoning and development of this 40-unit assisted living and memory care facility across from my property.

Thanks for your time and consideration. Any questions please contact myself via email or at

Bee Thao 1506 Ames Avenue
Saint Paul, MN 55106 telephone (651) 795-8606

Attached is a letter that I have sent to the City of Saint Paul Zoning Committee

Sincerely Yours,

Bee Thao

Bee Thao

1506 Ames Avenue

Saint Paul, MN 55106..... Tel: (651) 795- 8606

Tuesday, December 20, 2016

RE: File number 16-103-701 and 16-103-741.... File Name: Hlee and May Xiong.... Property Address: 1475 Ames Avenue.... Rezone from R2 single family residential to RM2 multiple family residential and a conditional use permit for a 40 unit assisted living and memory care facility.

Dear sir or Madam and or Zoning Committee:

I am a resident at 1506 Ames Avenue right across from the propose address of 1475 Ames Avenue. I am a proud home owner and have been a resident at this property since January of 2013. This is a nice quiet neighborhood. A pleasant neighborhood to raise a family. I do believe that many of the neighbors residing on Ames Avenue would agree with me on this. I would like to keep it this way, therefore I do not want to see the R2 of single family residential zone changed to RM2 of multiple family residential and a conditional use permit for a 40 unit living and memory care facility across from my property.

Thank you for your time and consideration. If there are any questions feel free to contact myself at the above address and telephone number.

Sincerely Yours,

Bee Thao

Englund, Cherie (CI-StPaul)

From: Pa Cha Yang <pachayang.pcy@gmail.com>
Sent: Tuesday, December 20, 2016 9:27 PM
To: Dermody, Bill (CI-StPaul)
Subject: Rezoning 1475 Ames Ave

To whom it may concern,

This email is in regards to a rezoning request of 1475 Ames Ave, NE corner of Barclay and Ames. My name is Pa Cha Yang, and I live at 1464 Ames Ave. I am writing to express some concerns that I have regarding the rezoning efforts to building a 40 unit assisted living and memory care facility.

One of my main concerns is that Ames Avenue is **very narrow**. It is not like the average street in Saint Paul. The majority of us on Ames Avenue do not have sidewalks, and there is a barricade at the end of the street. If there is parking on both sides of the street, it is hard enough as is to drive one vehicle through. My concern is that ambulances, firetrucks, and other emergency services will not be able to get through to the nursing home with increased traffic. One argument is that these trucks and cars can drive on the curb in cases of emergencies, however Ames Ave. residents have mailboxes on their curbs. Mail is delivered "mounted" and the letter carrier delivers mail in a truck.

I am also concerned that if Ames Avenue will serve as the main entrance to the facility and parking is not adequate, overflow parking and traffic could result in our mail not being delivered. If a car is parked in front of a mailbox, the letter carrier will not deliver the mail.

Because the majority of the residents on our street do not have sidewalks, many children walk in the street to and from their homes to get to the bus stops. Increasing traffic could be dangerous. There is a blind curve and hill on Ames Avenue between Barkley and Etna. A solution is to create sidewalks and widen the street. This will mean that residents on our street will have to pay for an assessment. I believe that the company or individuals who want the rezoning to change should be responsible for this.

There is a barricade at the end of our street. My understanding is that it is there because the street is so narrow and there is concern about emergency units' accessibility if the barricade was gone and there were many cars able to access Ames Ave.

A solution could be to leave Ames Avenue as is, and create access to the building not through Ames Avenue but through Barkley through to Magnolia Ave or Mechanic Ave. Both of those streets are not narrow like Ames Avenue. This will mean that Barkley will need to be developed. Again, I think that the individuals pursuing this project should pay for assessments and for the street to be completed, and not the residents.

Englund, Cherie (CI-StPaul)

From: Deervang <deervang@comcast.net>
Sent: Wednesday, December 21, 2016 1:18 PM
To: Dermody, Bill (CI-StPaul)
Subject: 40 unit assisted living unit

My name is Cha Vang, I live on 1385 ames avenue, I oppose the construction of the 40 unit assisted living unit planned to be built. This part of the neighborhood is a quite residential area and not met for commercial living units. Please have the owner build at their other property it is better suited. Thank You.

From: [martin_hernandez](#)
To: [Dermody, Bill \(CI-StPaul\)](#)
Subject: 1475 Ames Ave
Date: Wednesday, December 21, 2016 10:41:36 PM

Dear Bill,

I am very worried about the rezoning at 1475 Ames Ave. because I own two properties on Ames Ave. If this rezoning project goes through I am concerned that I will have problems renting my property.

When the Hmoob shopping center opened up on Johnson Parkway we started to have problems because of the traffic. The renters at that time moved out because it was no longer an accicable street. I am apprehensive of this rezoning because the dead end on Ames will be opened up and therefor cause new problems to all of us on Ames.

This is why I am against the rezoning of 1475 Ames Ave. I hope you will take my concerns into account. I love Ames Ave just the way it is.

Thank you, Maria Balderrama

From: Porchua XionG
To: Dermody, Bill (CI-StPaul)
Subject: 1475 Ames Avenue
Date: Thursday, December 22, 2016 7:38:01 AM

I (we) oppose the construction of 40 multi living units at property addressed 1475 Ames Avenue.
We are residents of Ames Avenue for 20 years!
There has been many changes along the way, but this we highly oppose!

Sincerely,

Concerned neighbor.

Sent from my iPhone

From: Pa Cha Yang
To: Dermody, Bill (CI-StPaul)
Subject: Rezoning 1475 AMES
Date: Wednesday, December 21, 2016 9:32:29 PM

12-21-16

To: Zoning Committee of Saint Paul

After much consideration and time spent talking to many of my neighbors, I would like to again express my concern in allowing the rezoning of 1475 Ames Ave. From Etna street down to where the blockade is on Hazelwood Street, there are ONLY single family homes on a very narrow street. Our street is not like the average Saint Paul street. Please come by the property and see for yourself. When there are two cars parked on both sides of the street, it is hard for one car driving to go through. One could argue that there could be parking on one side of the street, this does not work as well because increase traffic no matter how street parking is would be dangerous on a narrow street with a blind curve/hill where Barkley street is when driving.

There would be increase traffic from the projected visitors of 40 elderly residents along with staff, many delivery trucks (oxygen equipment, food, cleaning service, supplies, lawn maintenance personnel etc...), and necessary ambulances and emergency vehicles going to the senior living center. Please keep in mind that Ames Avenue is a dead end street. The barricade is there because it is not safe for traffic to go through because of how narrow it is. Little children walk on the street to and from the bus stops because the majority of us do not have sidewalks. This works for now because of the amount of traffic we get, however if there is increase traffic, this could be a major issue. This could be dangerous during the winter.

When metro mobility trucks, plow trucks, and delivery trucks try to turn on our street it is very difficult. Again, I invite you to come and see for yourself.

If the street is widen and sidewalks built in, we the residents would be responsible for paying for the assessments and the street construction. The financial burden should not be on existing residents.

Our street is very unique and not adequate for traffic to a 40 unit building. In the beginning, I have tried to welcome the idea of a senior living facility:

however after much discussion with my neighbors, this is something that we do not want because we think that it will make our street less safe. Many of them have called, written, and will be at tomorrow's meeting; however two specifically could not make it and I expressed to those neighbors that I would include their names here in this email. Neighbors Neng Yang and Seng Chang both agree with my concerns.

Today alone, I have spoken with about ten neighbors who do not like the rezoning 1475 Ames Ave.

Again, please come by and look at the site before deciding. You will see that our concerns are valid.

Thank you for your time in reading this email.

Concerned Ames Ave resident,

Pa Cha Yang
1464 Ames Ave
Saint Paul, MN
55106
651-492-3284

From: Karen Gorz
To: Dermody, Bill (CI-StPaul); chuckrepke@aol.com
Subject: Rezoning of 1475 Ames Avenue
Date: Thursday, December 22, 2016 1:19:13 AM

Hello,

I live on Ames and I'm writing to ask you to please, please not rezone Ames to RM2 in order to build an assisted living facility. I don't have anything against senior housing (I'm 60 years old and I may need it myself one of these days), but the site on Ames is not the place for it. Except for the apartment building on Ames and Johnson Parkway, the rest of the street is single family homes and a 40-unit building just wouldn't look right. Plus the street down there isn't wide and straight to accommodate extra traffic (like ambulances). It would make more sense to build the assisted living up on Magnolia and Barclay where it wouldn't have to be rezoned and it would be next to the Elder Lodge.

Thanks for your consideration.

Karen Gorz
1388 Ames Avenue

December 21, 2016

Rich Holtkamp, 1402 Ames Avenue

I just got this notice yesterday. We don't have time to react to this. The project is going to create more traffic on Ames, which is a dead-end. We have cars flying up and down Ames to begin with. I don't know anything about this project except it's 40 units of assisted living and memory care. I'd like more info on traffic flow and what else is going on with the property. I have to be against it at this point.

From: [Steve Lynn](#)
To: [Dermody, Bill \(CI-StPaul\)](#)
Subject: Stop Reconstruction Zone 1475 Ames Ave
Date: Wednesday, December 21, 2016 3:36:11 PM

Hi Bill,

I live on street 1394 Ames Ave. Today my family was informed about this reconstruction zone to take place soon on 1475 Ames Ave. I like to declare that me and my family do not support this act. We wish it be a single family home and not construct for buildings and other matter. In simple... "We Don't Want The Construction On 1475 Ames Ave."Please forward this email to the destination where it will be process, thankyou.

- Ma

From: Marty Her
To: Dermody, Bill (CI-StPaul)
Subject: stop the rezoning
Date: Wednesday, December 21, 2016 10:30:55 PM

Hello Bill,

I am writing to you because I am concerned about the rezoning of 1475 Ames Ave. I live on Ames and I love it just the way it is. This area is quiet and a great place to raise a family. I love that there is not a lot of traffic because of the dead end at the end of my block. My two kids ride their bikes and roller skate in the summer because of the scarcity of traffic.

If the project on 1475 was to happen there will be a significant increase in traffic and the street will not be as safe as they are now.

I am very concerned and i am not happy about this rezoning project.

thank you, Marty

RE-ZONING AMES AVENUE

Please note the listed residents and owners of property on Ames Ave are opposed to the re-zoning.

Name CHESTINA ZIER *Chestina Zier*
Address 1521 AMES AVE
Phone 651-357-6583

Name MICHAEL ZIER *Mike Zier*
Address 1521 AMES AVE
Phone _____

Name JACKIE DAILY *Jackie Daily*
Address 1521 AMES AVE
Phone 651-210-0858

Name Joseph Anderson
Address 1515 AMES AVE *Anderson*
Phone 651-206-4127

RE-ZONING AMES AVENUE

Please note the listed residents and owners of property on Ames Ave are opposed to the re-zoning.

Name Margaret Mudek

Margaret Mudek

Address 1515 Ames Ave

Phone 651-717-5121

Name Kathy Colberg

Address 1455 Ames Ave

Phone 651-274-3044

Kathy Colberg

Name Marina Balderama

Address 1438 Ames Ave

Phone 651-472-1164

Marina Balderama

Name Chao Lee

Address 1460 Ames Ave

Phone 612-418-8765

RE-ZONING AMES AVENUE

Please note the listed residents and owners of property on Ames Ave are opposed to the re-zoning.

Name Xeng Chang

Address 1456 Ames Ave.

Phone 651-808-2456

Name Allen Hane

Address 1450 Ames

Phone 651 774-4726

Name Sandra J Ganson

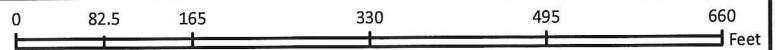
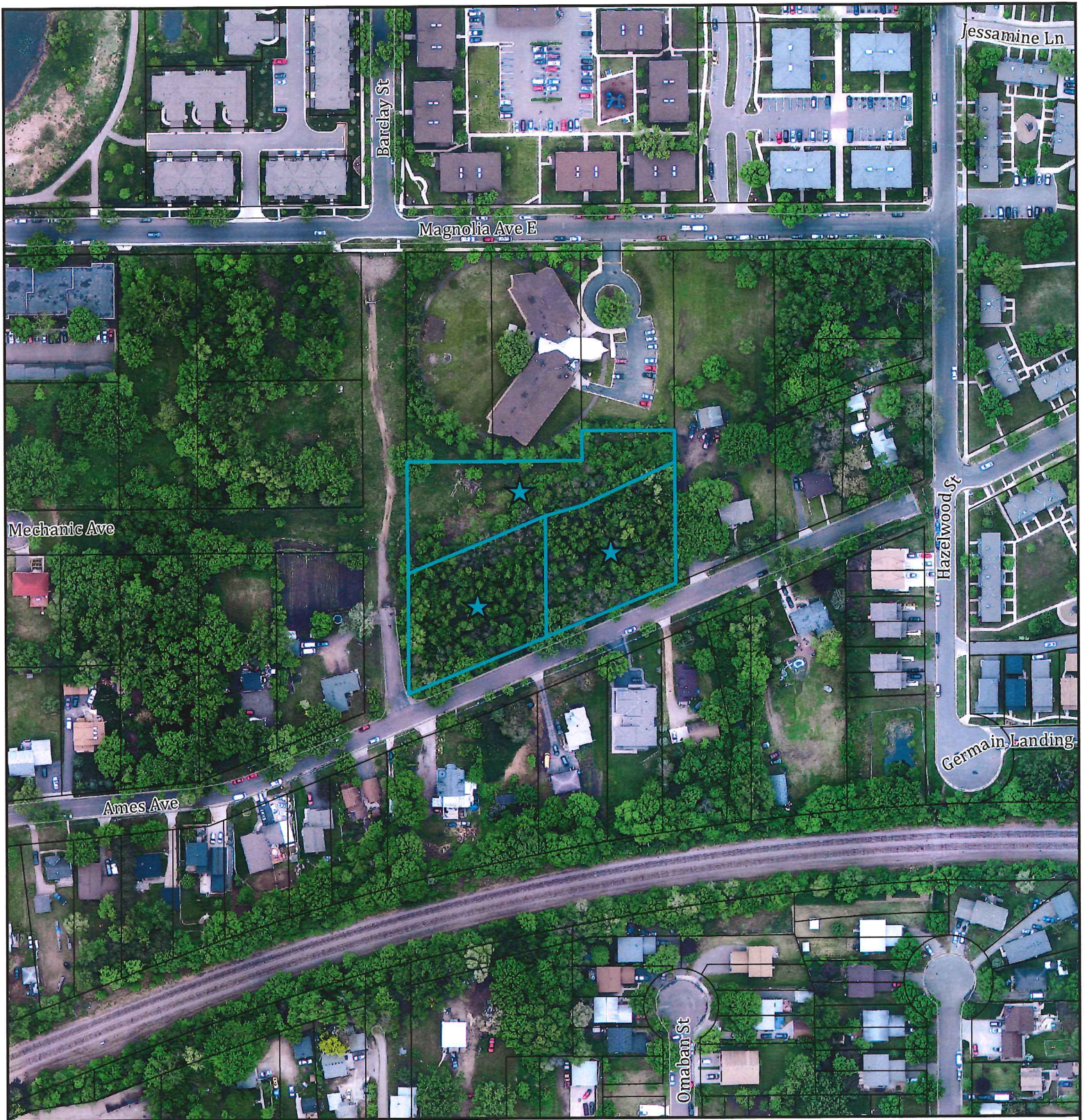
Address 1433 Ames Ave

Phone 651 776-4783

Name Perry Fierro

Address 1422 Ames Ave

Phone 612-220-4564



Aerial

Subject Parcels

FILE NAME: Hlee and May Xiong

APPLICATION TYPE: Rezone

FILE #: 16-103701 DATE: 12/2/2016

PLANNING DISTRICT: 2

ZONING PANEL: 12





FILE NAME: Hlee and May Xiong

APPLICATION TYPE: Rezoning

FILE #: 16-103701 DATE: 12/2/2016

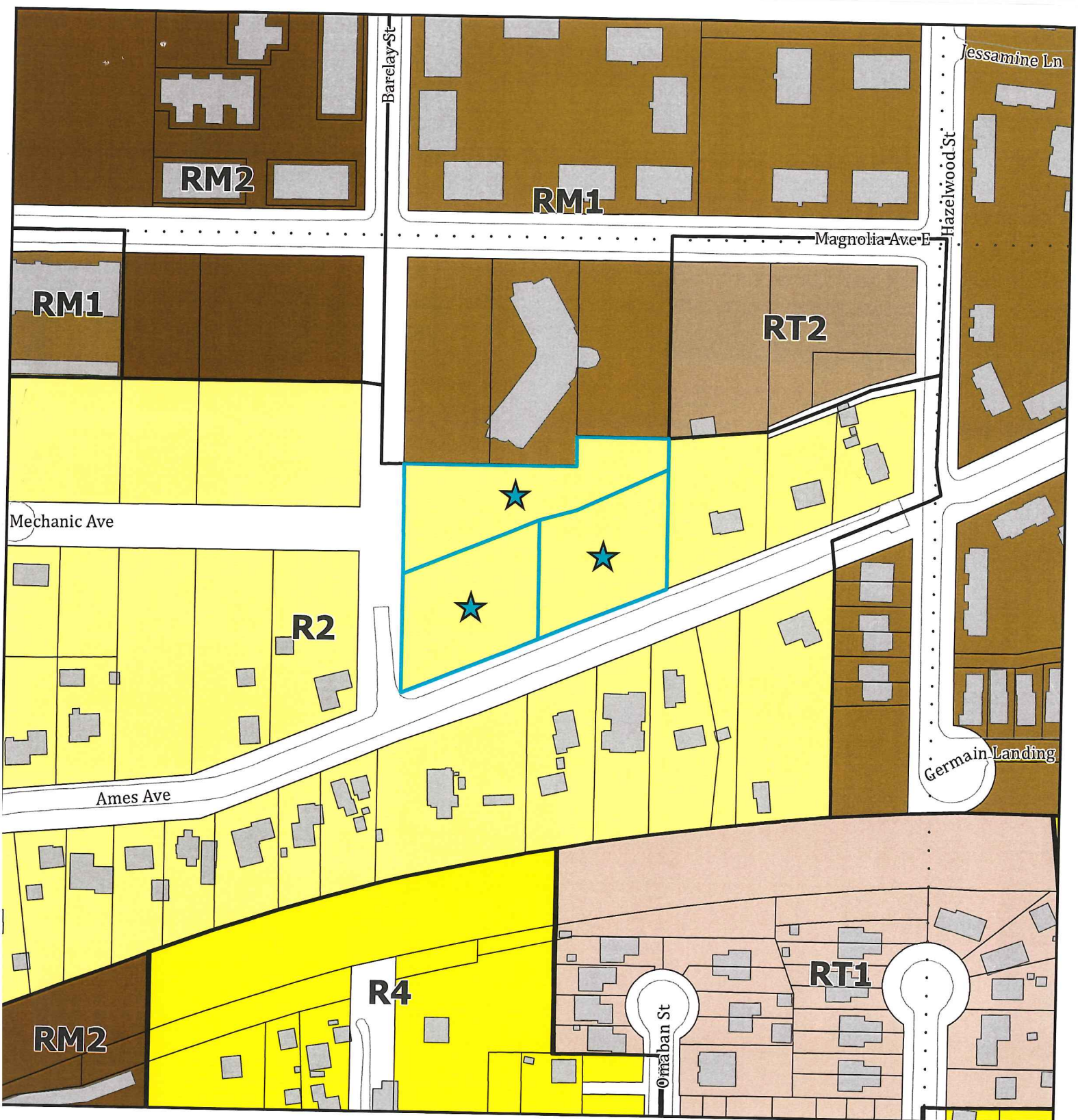
PLANNING DISTRICT: 2

ZONING PANEL: 12

Land Use

- Single Family Detached
- Single Family Attached
- Multifamily
- Park, Recreational or Preserve
- Railway
- Undeveloped
- Subject Parcels
- Section Lines





FILE NAME: Hlee and May Xiong
 APPLICATION TYPE: Rezone
 FILE #: 16-103701 DATE: 12/2/2016
 PLANNING DISTRICT: 2
 ZONING PANEL: 12

Zoning

- Subject Parcels
- Section Lines
- R2 One-Family
- R4 One-Family
- RT1 Two-Family
- RT2 Townhouse
- RM1 Multiple-Family
- RM2 Multiple-Family

0 82.5 165 330 495 660 Feet