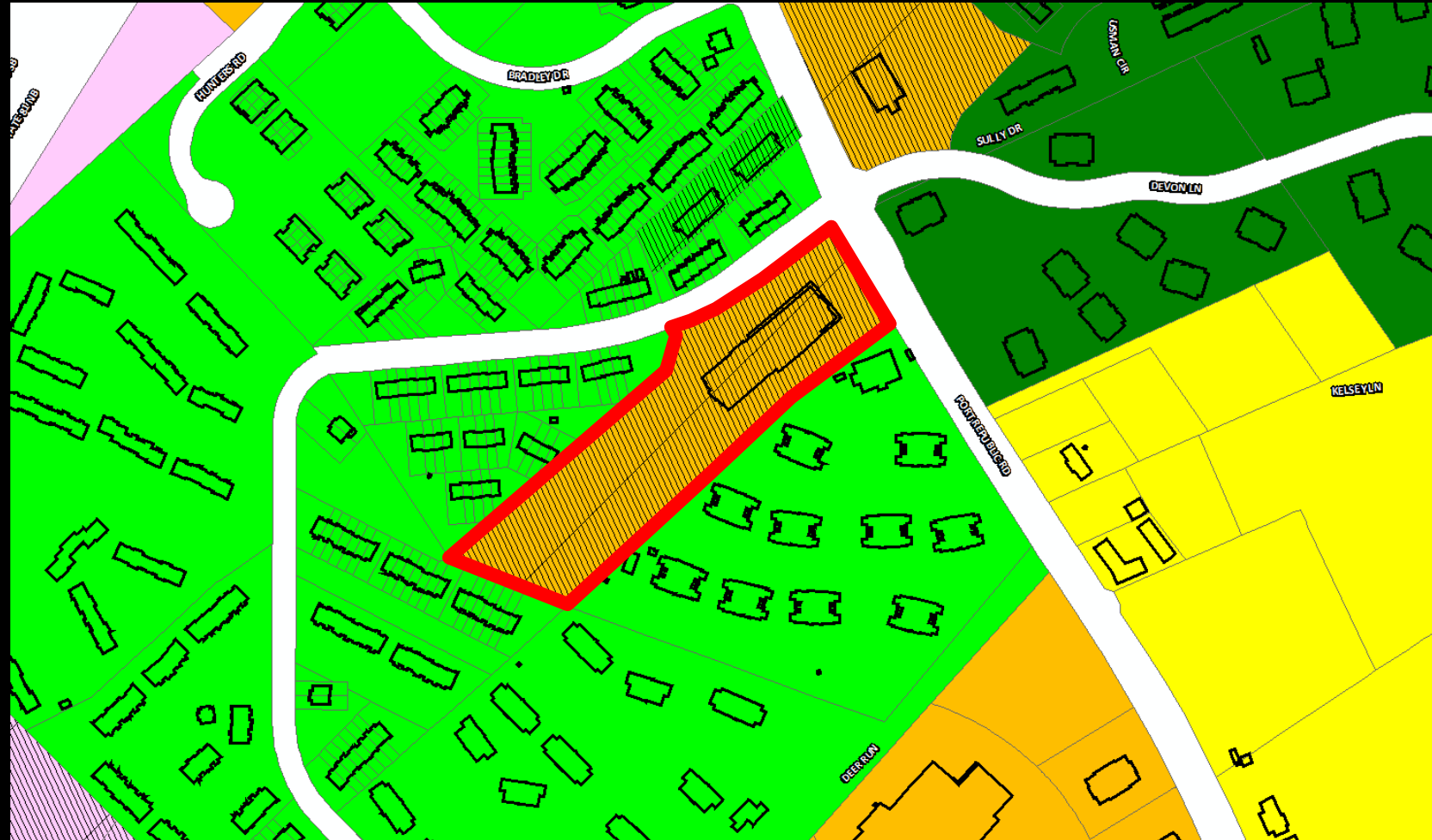
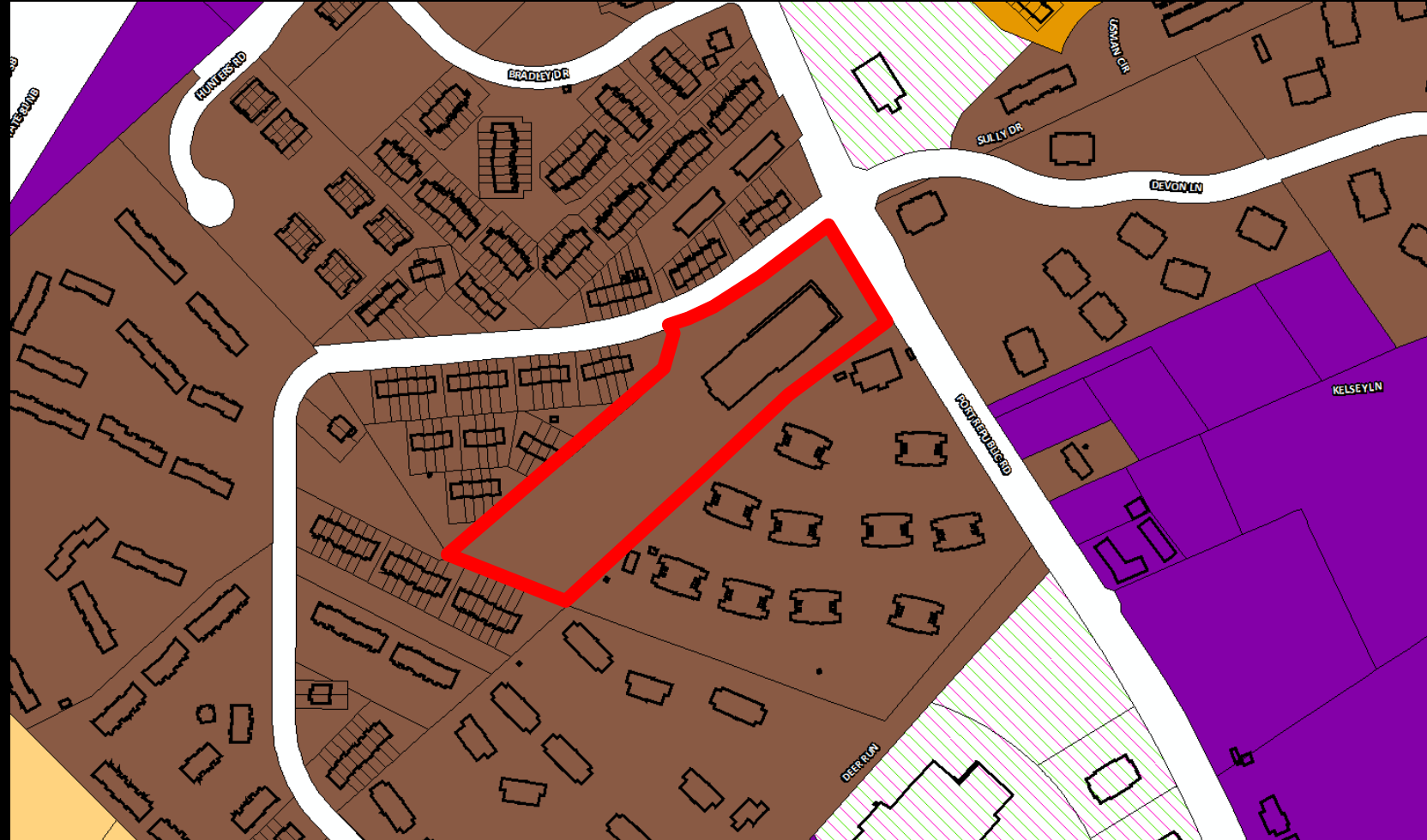




# Rezoning (Proffer Amendment) & SUP 865 Port Republic Road

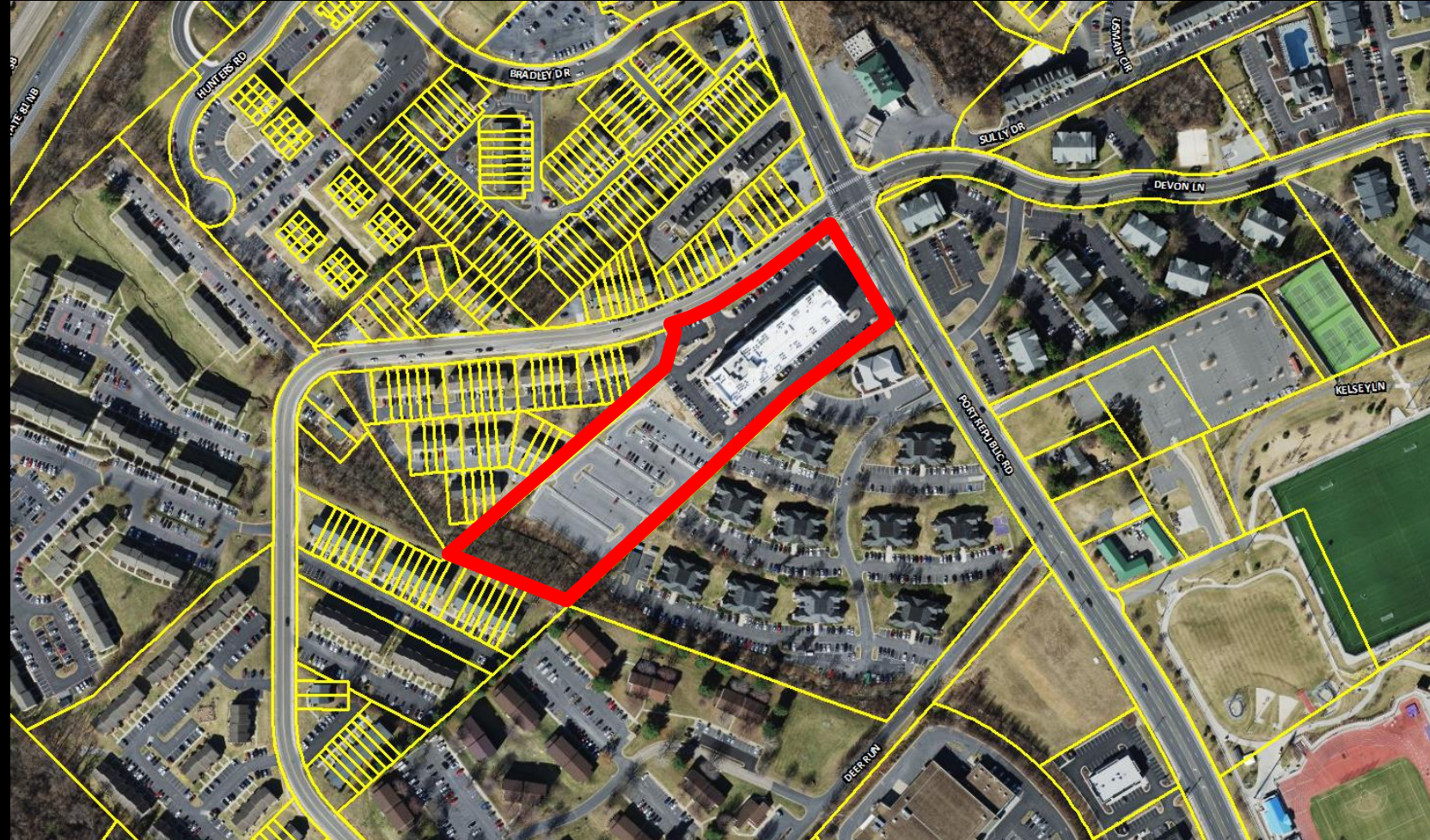


# Rezoning (Proffer Amendment) & SUP 865 Port Republic Road





# Rezoning (Proffer Amendment) & SUP 865 Port Republic Road



- 2002 – Rezoned from R-3 to B-2C.
- 2007/2008 – Rezoned from B-2C to R-5C and 3 SUPs.
- 2017 – SUP to allow concealed wireless telecommunications facilities.
- 2024 – Rezoned from R-5C to B-2C and 2 SUPs for multi-family buildings and reduced setbacks. The proffers did not include wireless telecommunications facilities as a permitted use.



# Proffer Amendments

1. Only the following non-residential shall be permitted on the Property: retail stores, convenience shops (including tobacco, smoke and vape shops), personal service establishments, restaurants (excluding those with drive-through facilities), business and professional offices, and uses permitted under City Ordinance Section 10-3-90(20).
4. Non-residential uses may only be located on the first/ground floor of the Existing Building and shall not exceed 16,000 gross square feet with the exception of uses permitted under City Ordinance Section 10-3-90(20). The Building Addition shall have no additional commercial square footage, but may have on-site laundry, exercise and game room facilities and other customary resident amenities to encourage on-site convenience.

# Special Use Permit Extension

- January 2024 – City Council approved 2 SUPs.
  - SUP to allow multi-family buildings has been established.
  - SUP to allow reduced setbacks will expire July 1, 2025.
- Extend the SUP to allow reduced setbacks for 3 years from the new SUP approval date.

## Recommendation

Staff and Planning Commission (6-0) recommends approval of the rezoning and the SUP with the following condition:

- The SUP shall be applicable only to the existing building and planned building addition in the location shown on the Development Plan with the ability to deviate up to 10 feet in any direction.