

213 Bates Ave Rezoning

**PEDREZ-
000466-2026**

**Rezone 213 Bates Avenue from H2 residential to T1
traditional neighborhood**



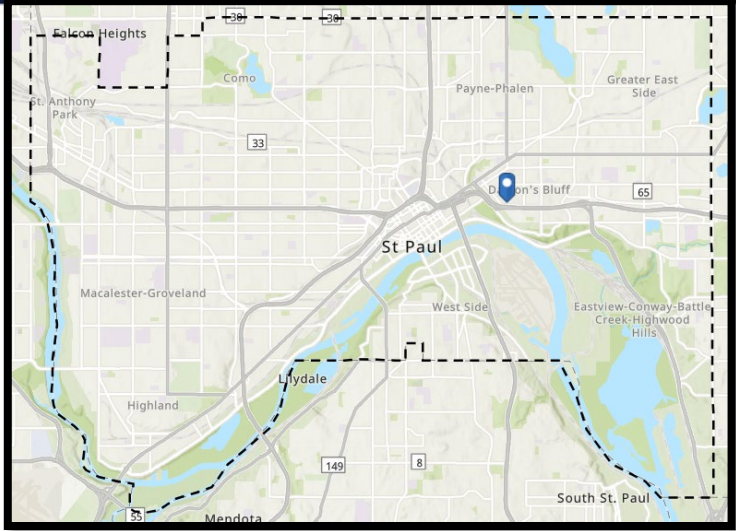
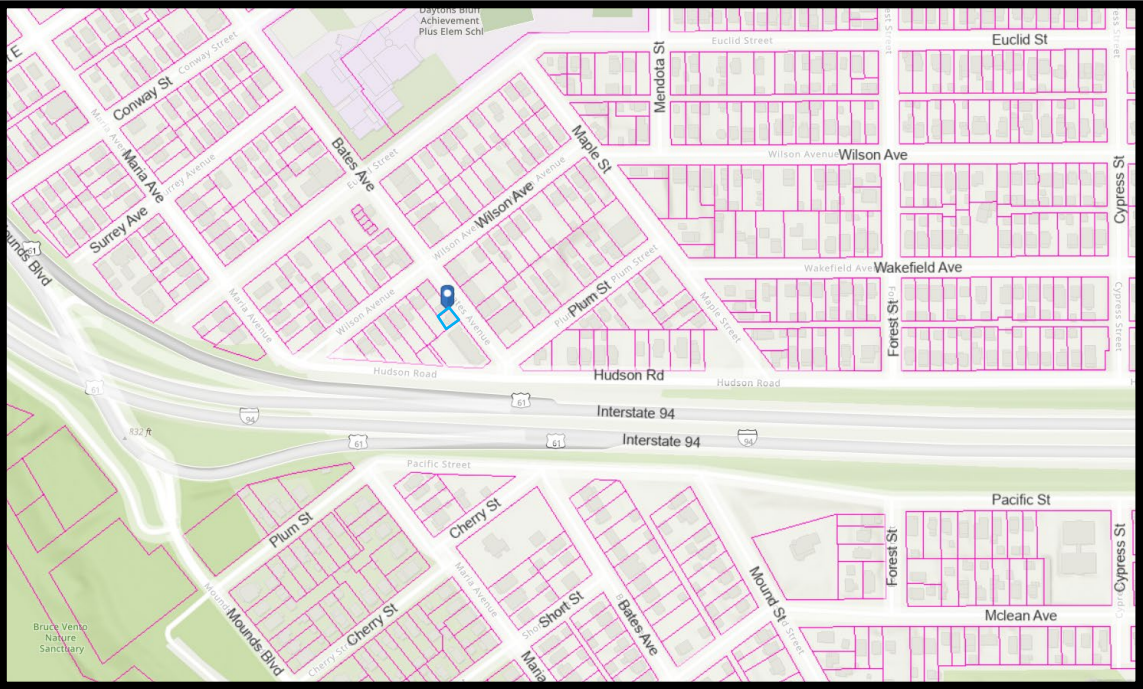
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Location

213 Bates Ave





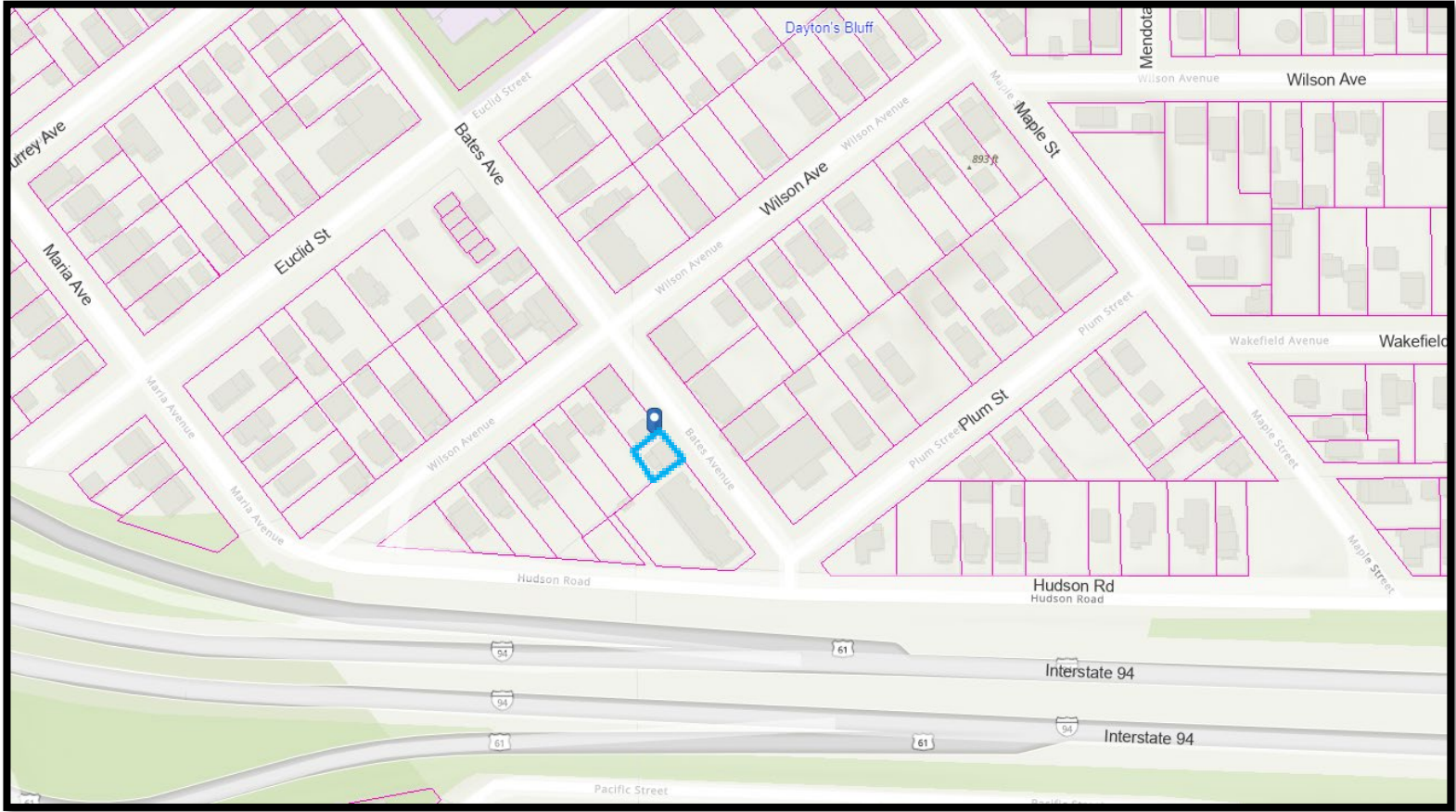
This map displays a residential neighborhood with various land use designations and property boundaries. The map includes the following streets and landmarks:

- Streets:** Connelley St, Maple St, Euclid St, Wakefield Ave, Plum St, Hudson Rd, and others.
- Land Use Designations:**
 - Single Family Detached
 - Single Family Attached
 - Multifamily
 - Institutional
 - Retail and Other Commercial
 - Mixed Use Residential
 - Undeveloped
 - Park, Recreational, or Preserve
- Lot Numbers:** Numerous lot numbers are visible, ranging from 659 to 893.
- Major Highways:** I-93 and I-495 are shown on the left side of the map.



Zoning Application

- **Application:** Rezone 213 Bates Avenue from H2 residential to T1 traditional neighborhood.





Findings

- **The proposed T1 zoning is consistent with the Comprehensive Plan.**
- **The rezoning contributes to orderly and predictable development.**



Staff Recommendation

Based on the above findings, staff recommends **approval** of the rezoning of 213 Bates Avenue from H2 residential to T1 traditional neighborhood.



Zoning Case History

- The District 4 Planning Council has not submitted a letter of recommendation.
- Letters in support: 2
- Letters of concern/opposition: 0
- Planning Commission:
 - Recommended approval (7-0)
 - One person spoke in favor

Questions?

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