

213 Bates Ave Rezoning

**PEDREZ-
000466-2026**

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



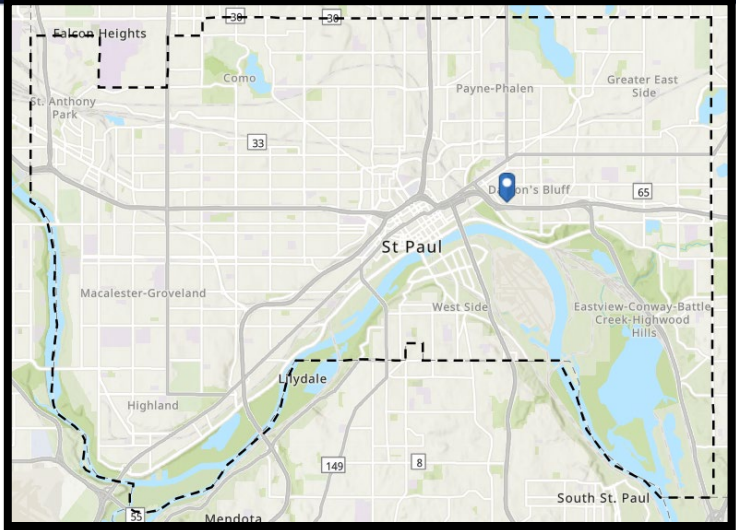
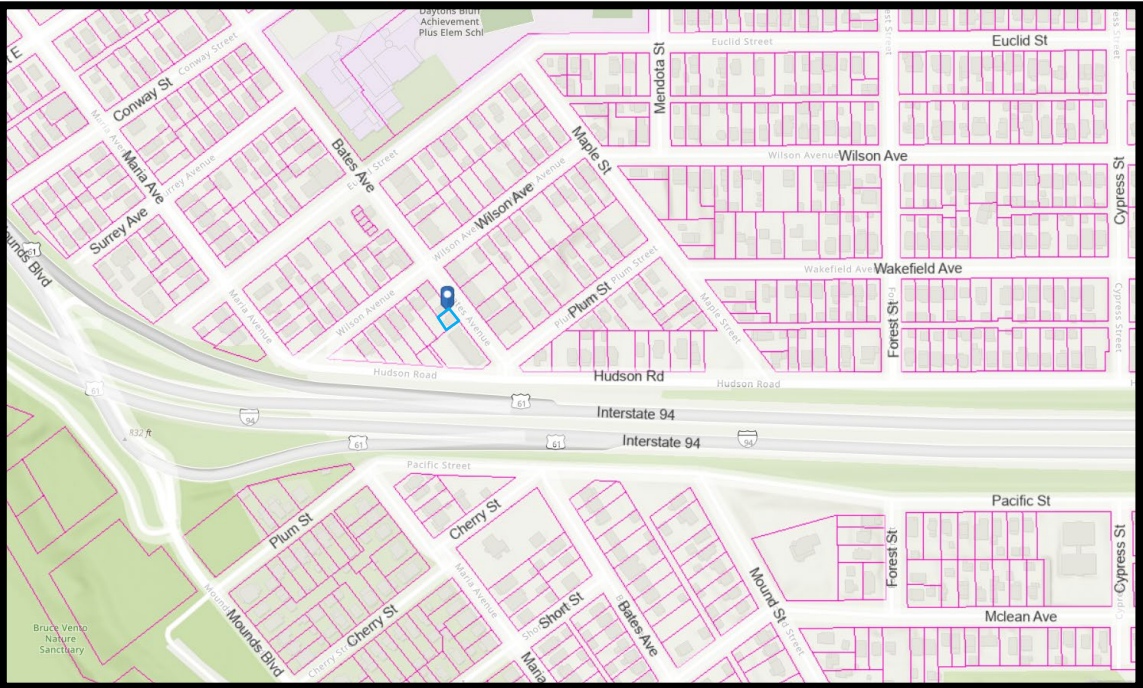
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Location

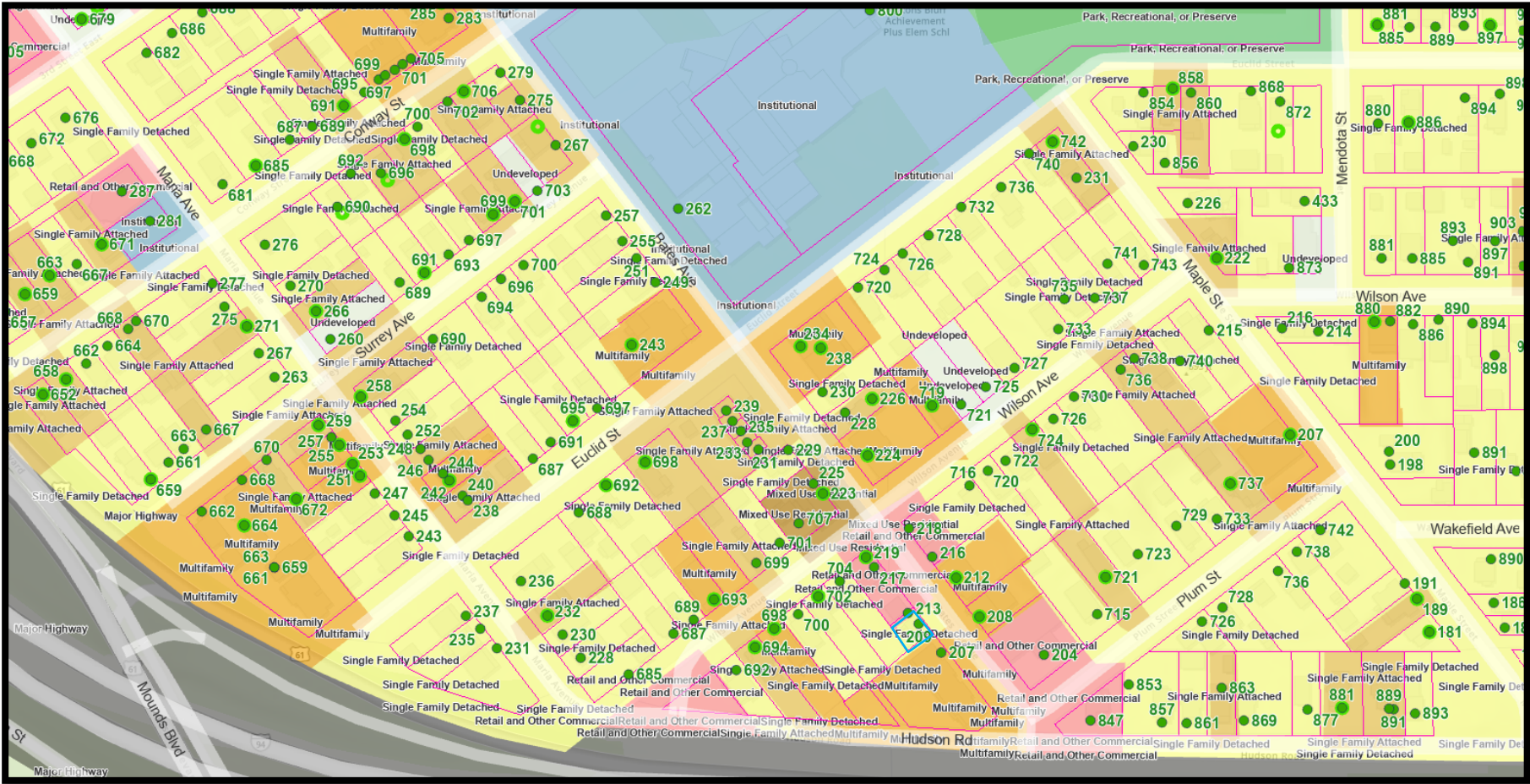
213 Bates Ave





Land Use

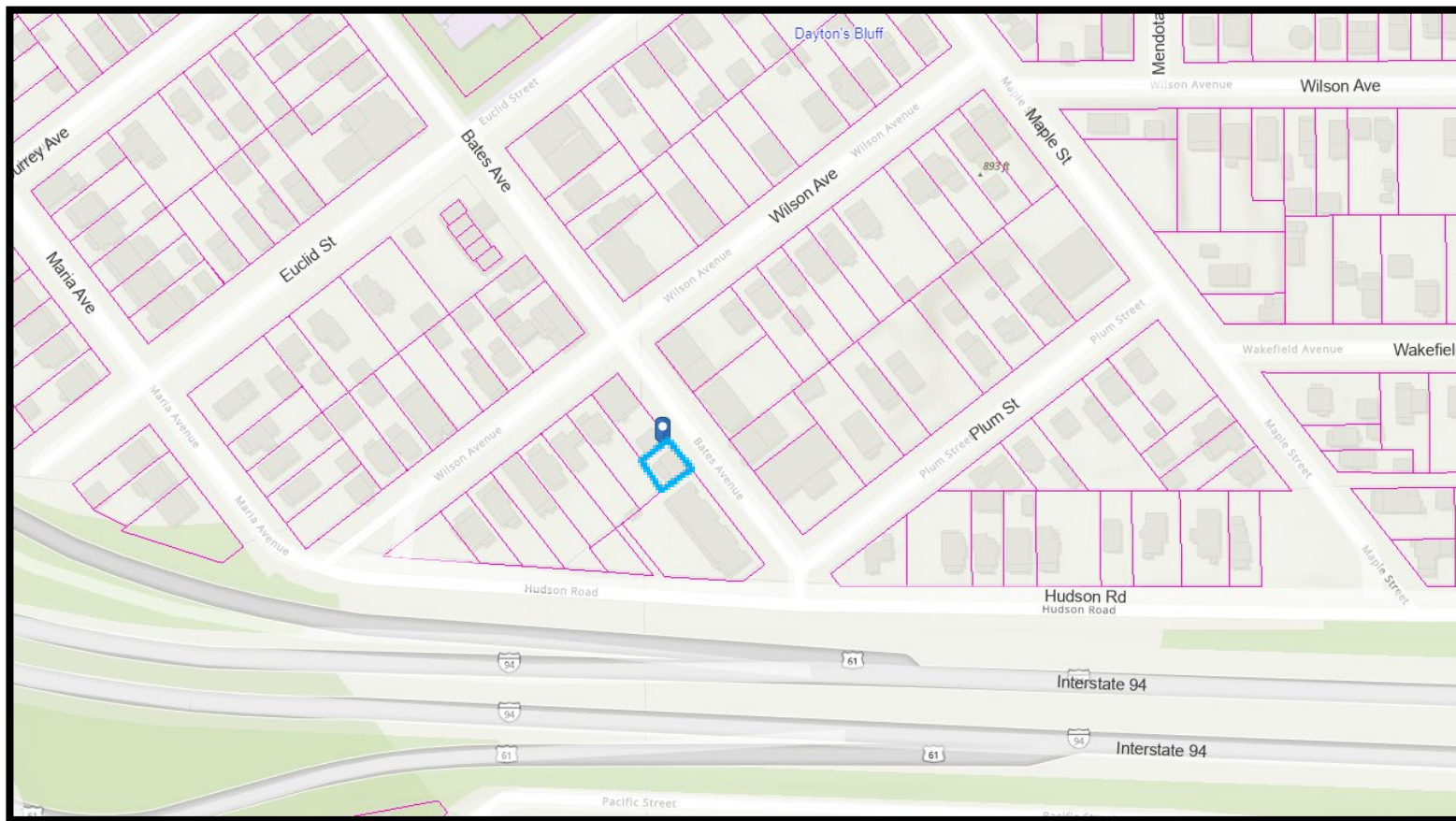
213 Bates Ave





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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