



Legislation Details (With Text)

**File #:** 24-1543      **Name:**  
**Type:** Land Use and Development      **Status:** Agenda Ready  
 (Planning Commission Items)  
**File created:** 10/26/2023      **In control:** Planning Commission  
**On agenda:** 1/4/2024      **Final action:**

**Title:** Master Plan Amendment #2023-00003  
 Rezoning#2023-00002  
 Development Special Use Permit #2023-10017  
 Encroachment #2023-00002  
 S Alfred Street Townhomes - 816-820 Gibbon Street and 608-614 South Alfred Street  
 Public Hearing and consideration of requests for (A) an amendment to the Southwest Quadrant Small Area Plan Chapter of the Master Plan through an update to the Southwest Quadrant Land Use Map for the site from Commercial Low to Residential Medium; (B) an amendment to the official zoning map to change the zone for the site from CL/Commercial Low to CRMU-L/Commercial Residential Mixed Use (Low); (C) a Development Special Use Permit and Site Plan with modifications to construct 14 townhouses, including special use permits to increase the floor area ratio to 1.5 in the CRMU-L zone, for the utilization of Section 7-700 for bonus density for the provision of affordable housing, and for land without frontage and modifications to the open space requirement and side yard setbacks; and (D) an Encroachment for three bay windows along South Alfred Street; zoned: CL/Commercial Low.  
 Applicant: MS-Alfred, LLC, represented by M. Catharine Puskar, attorney

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. DSUP2023-10017 Staff Report, 2. MPA 2023-00003 Resolution, 3. DSUP2023-10017 Presentation

Date	Ver.	Action By	Action	Result
1/4/2024	1	Planning Commission		

Master Plan Amendment #2023-00003  
 Rezoning#2023-00002  
 Development Special Use Permit #2023-10017  
 Encroachment #2023-00002  
 S Alfred Street Townhomes - 816-820 Gibbon Street and 608-614 South Alfred Street  
 Public Hearing and consideration of requests for (A) an amendment to the Southwest Quadrant Small Area Plan Chapter of the Master Plan through an update to the Southwest Quadrant Land Use Map for the site from Commercial Low to Residential Medium; (B) an amendment to the official zoning map to change the zone for the site from CL/Commercial Low to CRMU-L/Commercial Residential Mixed Use (Low); (C) a Development Special Use Permit and Site Plan with modifications to construct 14 townhouses, including special use permits to increase the floor area ratio to 1.5 in the CRMU-L zone, for the utilization of Section 7-700 for bonus density for the provision of affordable housing, and for land without frontage and modifications to the open space requirement and side yard setbacks; and (D) an Encroachment for three bay windows along South Alfred Street; zoned: CL/Commercial Low.  
 Applicant: MS-Alfred, LLC, represented by M. Catharine Puskar, attorney