

BUENO AVENUE APARTMENTS

Planned Development, Conditional Use, Zoning Map and Master Plan Amendment



Bueno Avenue Apartments – view from 700 East



Bueno Avenue Apartments – birds eye view

Request Type: Planned Development, Conditional Use, Zoning Map and Master Plan Amendment

Location: 129 South 700 East

Zone: RMF-45 (Moderate/High Density Multi-Family Residential District) and SR-3 (Special Development Pattern Residential District) – Requesting to change the parcels that are SR-3 to RMF-45

Request Description: Kevin Perry, representing the property owner, is requesting approval for a new residential development, the Bueno Avenue Apartments, at 129 S 700 East. The proposal is to redevelop 10 parcels, to demolish seven single family residences, and one multi-family residence. The project proposes to build two buildings: a single-story amenity and leasing building fronting 700 East and a 4-story apartment building on the interior of the site. The main building would consist of a “Rooming House” with 65 units ranging from 1 bedroom to 4-bedroom units. The total site is approximately 1.55 acres. The proposed project is subject to the following applications:

- a. **Planned Development** - The Planned Development is needed to address insufficient street frontage on 700 East and modification to interior and rear yard setbacks required in the RMF-45 zoning district. Case number **PLNPCM2021-00045**
- b. **Conditional Use** - Requesting a “Rooming House” land use designation, which is allowed in the RMF-45 zoning district as a conditional use. Case number **PLNPCM2021-00046**
- c. **Zoning Map Amendment** – The current zoning of 7 of the parcels on the site are SR-3, and 3 of the parcels are RMF-45. The applicant is requesting to amend the zoning map designation of the seven parcels zoned SR-3 to RMF-45. Case number **PLNPCM2021-00048**
- d. **Master Plan Map Amendment** - The associated future land use map in the Central Community Master Plan currently designates the property as "Medium Density Residential". The petitioner is requesting to amend the future land use map for the parcels to be "Medium High Density Residential". Case number **PLNPCM2021-00047**

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