

Roosevelt Park Large Area Proposed Zoning (District 5) DRAFT
Zoning Case # Z-2024-10700166

No.	PropID	Number	Street	Legal Description	Current Zoning	Proposed Zoning	Future Land Use	Overlays
1	370886	311	ALAMOSA AVE	NCB 6098 BLK 2 LOT E 21.9 FT OF 3	"C-1" Light Commercial District	"R-1" Residential Single-Family District	Urban Mixed Use	AHOD, MC-1, RIO-4
2	153343	314	ALAMOSA AVE	NCB 3851 BLK 1 LOT 1 EXC NW IRR 13.08 FT	"R-4" Residential Single-Family District	"RM-4" Residential Mixed District	Urban Mixed Use	AHOD, MC-1, RIO-4
3	370887	315	ALAMOSA AVE	NCB 6098 BLK 2 LOT E 31.5 FT OF W 61 FT OF 3	"C-1" Light Commercial District	"R-1" Residential Single-Family District	Urban Mixed Use	AHOD, MC-1, RIO-4
4	119132	102	BERKSHIRE AVE	NCB 1682 BLK 12 LOT 2	"I-1" General Industrial District	"RM-4" Residential Mixed District	Urban Mixed Use	AHOD
5	119125	103	BERKSHIRE AVE	NCB 1675 BLK 5 LOT 7	"I-1" General Industrial District	"RM-4" Residential Mixed District	Urban Mixed Use	AHOD
6	119126	111	BERKSHIRE AVE	NCB 1675 BLK 5 LOT 8	"I-1" General Industrial District	"RM-4" Residential Mixed District	Urban Mixed Use	AHOD
7	119131	114	BERKSHIRE AVE	NCB 1682 BLK 12 LOT 1	"I-1" General Industrial District	"RM-4" Residential Mixed District	Urban Mixed Use	AHOD
8	119127	115	BERKSHIRE AVE	NCB 1675 BLK 5 LOT 9	"R-4" Residential Single-Family District	"RM-4" Residential Mixed District	Urban Mixed Use	AHOD
9	378570	114	BUCKINGHAM AVE	NCB 6519 BLK LOT W 50 FT OF 7	"R-4" Residential Single-Family District	"RM-4" Residential Mixed District	Urban Mixed Use	AHOD
10	141266	119	CASTILLO AVE	NCB 3129 BLK 10 LOT 98.10	"R-4" Residential Single-Family District	"R-4 CD" Residential Single-Family District with a Conditional Use for four (4) dwelling units	Urban Low Density Residential	AHOD
11	141267	123	CASTILLO AVE	NCB 3129 BLK 10 LOT 11 AND 12	"R-4" Residential Single-Family District	"R-4 CD" Residential Single-Family District with a Conditional Use for four (4) dwelling units	Urban Low Density Residential	AHOD
12	141248	132	CASTILLO AVE	NCB 3128 BLK 9 LOT 59 AND 60	"R-4" Residential Single-Family District	"R-4 CD" Residential Single-Family District with a Conditional Use for three (3) dwelling units	Medium Density Residential	AHOD
13	141250	138	CASTILLO AVE	NCB 3128 BLK 9 LOT 63 64 5 2 FT OF 62	"R-4" Residential Single-Family District	"R-4 CD" Residential Single-Family District with a Conditional Use for two (2) dwelling units	Medium Density Residential	AHOD
14	141272	141	CASTILLO AVE	NCB 3129 BLK 10 LOT 21 22 AND 23	"R-4" Residential Single-Family District	"R-4" Residential Single-Family District	Urban Low Density Residential	AHOD
15	141274	205	CASTILLO AVE	NCB 3129 BLK 10 LOT 26 27 & N 5 FT OF 28	"MF-40" Multi-Family District	"R-4" Residential Single-Family District	Urban Low Density Residential	AHOD
16	141276	217	CASTILLO AVE	NCB 3129 BLK 10 LOT 32 33 & S 22.5 FT OF 31	"R-4" Residential Single-Family District	"R-4 CD" Residential Single-Family District with a Conditional Use for three (3) dwelling units	Urban Low Density Residential	AHOD
17	141280	311	CASTILLO AVE	NCB 3129 BLK 10 LOT 40 AND 41	"R-4" Residential Single-Family District	"R-4 CD" Residential Single-Family District with a Conditional Use for two (2) dwelling units	Urban Low Density Residential	AHOD
18	141281	317	CASTILLO AVE	NCB 3129 BLK 10 LOT 42 AND 43 EXC SE 7.39 TRI PT	"R-4" Residential Single-Family District	"R-4 CD" Residential Single-Family District with a Conditional Use for four (4) dwelling units	Urban Low Density Residential	AHOD
19	119134	105	DUNNING AVE	NCB 1682 BLK 12 LOT 6	"I-1" General Industrial District	"RM-4" Residential Mixed District	Urban Mixed Use	AHOD
20	119130	109	DUNNING AVE	NCB 1682 BLK 10 LOT 5 71 FT OF 7	"I-1" General Industrial District	"R-2" Residential Single-Family District	Urban Mixed Use	AHOD
21	141463	111	E HIGHLAND BLVD	NCB 3142 BLK 1 LOT E 67.52 FT OF 5 AND 6	"I-1" General Industrial District	"RM-4" Residential Mixed District	Urban Mixed Use	AHOD
22	141481	124	E HIGHLAND BLVD	NCB 3143 BLK 2 LOT 9	"MF-33" Multi-Family District	"RM-4" Residential Mixed District	Medium Density Residential	AHOD
23	141474	127	E HIGHLAND BLVD	NCB 3142 BLK 1 LOT 19	"MF-33" Multi-Family District	"R-6" Residential Single-Family District	Urban Low Density Residential	AHOD
24	141482	130	E HIGHLAND BLVD	NCB 3143 BLK 2 LOT 10	"MF-33" Multi-Family District	"RM-4" Residential Mixed District	Medium Density Residential	AHOD
25	141475	131	E HIGHLAND BLVD	NCB 3142 BLK 1 LOT 20	"MF-33" Multi-Family District	"R-6 CD" Residential Single-Family District with a Conditional Use for four (4) dwelling units	Urban Low Density Residential	AHOD
26	141483	134	E HIGHLAND BLVD	NCB 3143 BLK 2 LOT 11 EXC NE TRI 15 FT & SE TRI 15	"MF-33" Multi-Family District	"RM-6" Residential Mixed District	Medium Density Residential	AHOD
27	141476	135	E HIGHLAND BLVD	NCB 3143 BLK 1 LOT 21	"MF-33" Multi-Family District	"R-6" Residential Single-Family District	Urban Low Density Residential	AHOD
28	141477	139	E HIGHLAND BLVD	NCB 3142 BLK 1 LOT 22	"MF-33" Multi-Family District	"R-6" Residential Single-Family District	Urban Low Density Residential	AHOD
29	119093	111	E WHITTIER ST	NCB 1669 BLK 2 LOT E, 60 FT OF 24	"I-1" General Industrial District	"R-3" Residential Single-Family District	Urban Low Density Residential	AHOD
30	119090	123	E WHITTIER ST	NCB 1669 BLK 2 LOT 22	"R-4" Residential Single-Family District	"R-4 CD" Residential Single-Family District with a Conditional Use for four (4) dwelling units	Urban Low Density Residential	AHOD
31	119118	1674	E WHITTIER ST	NCB 1674 BLK 4 LOT 1, 2, 3, 8, 9 & E 110.5 FT OF 7	"I-1" General Industrial District	"R-4" Residential Single-Family District	Urban Mixed Use	AHOD
32	138649	111	GROVE AVE	NCB 2980 BLK 8 LOT 20, 21, 22, SE TRI 44.3 FT OF 18 & 19 EXC W TRI 20 FT-LE C.O.	"I-1" General Industrial District	"C-2" Commercial District	Urban Mixed Use	AHOD
33	138647	119	GROVE AVE	NCB 2980 BLK 8 LOT 16	"MF-33" Multi-Family District	"TOD-TR-2.5" Transit Transition District	Urban Low Density Residential	AHOD
34	138646	121	GROVE AVE	NCB 2980 BLK 8 LOT 14	"MF-33" Multi-Family District	"TOD-TR-2.5" Transit Transition District	Urban Low Density Residential	AHOD
35	138645	123	GROVE AVE	NCB 2980 BLK 8 LOT 12	"MF-33" Multi-Family District	"TOD-TR-2.5" Transit Transition District	Urban Low Density Residential	AHOD
36	1301799	315	GROVE AVE	NCB 2981 BLK 7 LOT 18 ***MASTER FILE-COMMON ELEMENTS*** (THE ROW AT GROVE CONDOMINIUMS)	"MF-33" Multi-Family District	"TOD-TR-2.5" Transit Transition District	Urban Low Density Residential	AHOD
37	138662	319	GROVE AVE	NCB 2981 BLK 7 LOT 16	"MF-33" Multi-Family District	"TOD-TR-2.5" Transit Transition District	Urban Low Density Residential	AHOD
38	138660	321	GROVE AVE	NCB 2981 BLK 7 LOT 14 & SE IRR 7.03 FT OF 12 (.01 AC)	"MF-33" Multi-Family District	"TOD-TR-2.5" Transit Transition District	Urban Low Density Residential	AHOD
39	138659	401	GROVE AVE	NCB 2981 BLK 7 LOT 12 EXCEPT SE IRR 7.03 FT	"MF-33" Multi-Family District	"TOD-TR-2.5" Transit Transition District	Urban Low Density Residential	AHOD
40	138657	405	GROVE AVE	NCB 2981 BLK 7 LOT 10	"MF-33" Multi-Family District	"TOD-TR-2.5" Transit Transition District	Urban Low Density Residential	AHOD, MC-1
41	138655	411	GROVE AVE	NCB 2981 BLK 7 LOT 8	"MF-33" Multi-Family District	"TOD-TR-2.5" Transit Transition District	Urban Low Density Residential	AHOD, MC-1
42	138701	106	GROVETON ST	NCB 2984 BLK 4 LOT 7	"MF-33" Multi-Family District	"TOD-TR-2.5" Transit Transition District	Urban Low Density Residential	AHOD
43	138696	108	GROVETON ST	NCB 2984 BLK 4 LOT E 40 OF 1	"MF-33" Multi-Family District	"TOD-TR-2.5" Transit Transition District	Urban Low Density Residential	AHOD
44	138735	205	GROVETON ST	NCB 2987 BLK 1 LOT 8, E IRR 6 OF 5, & S IRR 14 FT OF 7	"C-3NA" General Commercial Nonalcoholic Sales District	"C-2" Commercial District	Urban Mixed Use	AHOD
45	138718	208	GROVETON ST	NCB 2985 BLK 3 LOT 9	"MF-33" Multi-Family District	"TOD-TR-2.5" Transit Transition District	Urban Low Density Residential	AHOD, MC-1
46	138716	210	GROVETON ST	NCB: 2985 BLK: 3 LOT: 7	"MF-33" Multi-Family District	"TOD-TR-2.5" Transit Transition District	Urban Low Density Residential	AHOD, MC-1
47	141144	130	HAYNES AVE	NCB 3121 BLK 2 LOT 9 & S 66.2 FT OF 8	"R-4" Residential Single-Family District	"R-4 CD" Residential Single-Family District with a Conditional Use for two (2) dwelling units	Urban Low Density Residential	AHOD
48	141472	115	HIGHLAND BLVD	NCB 3142 BLK 1 LOT 16	"MF-33" Multi-Family District	"R-6" Residential Single-Family District	Urban Low Density Residential	AHOD
49	141479	116	HIGHLAND BLVD	NCB 3143 BLK 2 LOT 7	"MF-33" Multi-Family District	"R-4" Residential Single-Family District	Medium Density Residential	AHOD
50	141480	120	HIGHLAND BLVD	NCB 3143 BLK 2 LOT 8	"MF-33" Multi-Family District	"RM-4" Residential Mixed District	Medium Density Residential	AHOD
51	141473	121	HIGHLAND BLVD	NCB 3142 BLK 1 LOT 17 AND 18	"MF-33" Multi-Family District	"R-5" Residential Single-Family District	Urban Low Density Residential	AHOD
52	138674	400	HUNSTOCK AVE	NCB 2982 BLK 6 LOT 1 THRU 19 ALLEY INCLUDED	"I-1" General Industrial District	"NC" Neighborhood Commercial District	Urban Low Density Residential	AHOD
53	138674	400	HUNSTOCK AVE	NCB 2982 BLK 6 LOT 1 THRU 19 ALLEY INCLUDED	"MF-33" Multi-Family District	"TOD-TR-2.5" Transit Transition District	Urban Low Density Residential	AHOD
54	138720	201	HUNSTOCK AVE	NCB 2985 BLK 3 LOT 11	"MF-33" Multi-Family District	"TOD-TR-2.5" Transit Transition District	Urban Low Density Residential	AHOD
55	138695	202	HUNSTOCK AVE	NCB 2984 BLK 4 LOT W 100 FT OF 1	"MF-33" Multi-Family District	"TOD-TR-2.5" Transit Transition District	Urban Low Density Residential	AHOD
56	138721	203	HUNSTOCK AVE	NCB 2985 BLK 3 LOT 12	"MF-33" Multi-Family District	"TOD-TR-2.5" Transit Transition District	Urban Low Density Residential	AHOD
57	138697	204	HUNSTOCK AVE	NCB 2984 BLK 4 LOT 2	"MF-33" Multi-Family District	"TOD-TR-2.5" Transit Transition District	Urban Low Density Residential	AHOD
58	1307848	207	HUNSTOCK AVE	NCB 2985 BLK 3 LOT 17 (HUNSTOCKS AMEND)	"MF-33" Multi-Family District	"TOD-TR-2.5" Transit Transition District	Urban Low Density Residential	AHOD
59	138698	210	HUNSTOCK AVE	NCB 2984 BLK 4 LOT 3	"MF-33" Multi-Family District	"TOD-TR-2.5" Transit Transition District	Urban Low Density Residential	AHOD
60	1307849	211	HUNSTOCK AVE	NCB 2985 BLK 3 LOT 18 (HUNSTOCKS AMEND)	"MF-33" Multi-Family District	"TOD-TR-2.5" Transit Transition District	Urban Low Density Residential	AHOD
61	138724	213	HUNSTOCK AVE	NCB 2985 BLK 3 LOT 15 AND 16	"MF-33" Multi-Family District	"TOD-TR-2.5" Transit Transition District	Urban Low Density Residential	AHOD
62	138688	301	HUNSTOCK AVE	NCB 2983 BLK 5 LOT 17 N 40 FT OF 18	"MF-33" Multi-Family District	"TOD-TR-2.5" Transit Transition District	Urban Low Density Residential	AHOD
63	138689	311	HUNSTOCK AVE	NCB 2983 BLK 5 LOT 19 S 10 FT OF 18	"MF-33" Multi-Family District	"TOD-TR-2.5" Transit Transition District	Urban Low Density Residential	AHOD
64	138690	317	HUNSTOCK AVE	NCB 2983 BLK 5 LOT 20	"MF-33" Multi-Family District	"TOD-TR-2.5" Transit Transition District	Urban Low Density Residential	AHOD
65	138691	321	HUNSTOCK AVE	NCB 2983 BLK 5 LOT 21	"MF-33" Multi-Family District	"TOD-TR-2.5" Transit Transition District	Urban Low Density Residential	AHOD
66	138692	323	HUNSTOCK AVE	NCB 2983 BLK 5 LOT 22	"MF-33" Multi-Family District	"TOD-TR-2.5" Transit Transition District	Urban Low Density Residential	AHOD
67	141300	710	HUNSTOCK AVE	NCB 3129 BLK 10 LOT 84 THRU 87	"R-4" Residential Single-Family District	"RM-6" Residential Mixed District	Urban Low Density Residential	AHOD
68	119135	311	KINNEY ST	NCB 1682 BLK 10 LOT N 56.5 FT OF 7	"I-1" General Industrial District	"R-2" Residential Single-Family District	Urban Mixed Use	AHOD
69	138708	119	LOWELL ST	NCB 2984 BLK 4 LOT 9, E 44 FT OF 8 & ALLEY	"MF-33" Multi-Family District	"TOD-TR-2.5" Transit Transition District	Urban Low Density Residential	AHOD
70	138707	123	LOWELL ST	NCB 2984 BLK 4 LOT E 20 FT OF 4, 5, 6 & W 20 FT OF 8 & ALLEY	"MF-33" Multi-Family District	"TOD-TR-2.5" Transit Transition District	Urban Low Density Residential	AHOD
71	138699	125	LOWELL ST	NCB 2984 BLK 4 LOT W 50 FT OF E 70 FT OF 4-5-6	"MF-33" Multi-Family District	"TOD-TR-2.5" Transit Transition District	Urban Low Density Residential	AHOD
72	138700	131	LOWELL ST	NCB 2984 BLK 4 LOT W 70 FT OF 4-5-6	"MF-33" Multi-Family District	"TOD-TR-2.5" Transit Transition District	Urban Low Density Residential	AHOD
73	138687	210	LOWELL ST	NCB 2983 BLK 5 LOT 15	"MF-33" Multi-Family District	"TOD-TR-2.5" Transit Transition District	Medium Density Residential	AHOD
74	138686	212	LOWELL ST	NCB 2983 BLK 5 LOT 13	"MF-33" Multi-Family District	"TOD-TR-2.5" Transit Transition District	Medium Density Residential	AHOD
75	138719	215	LOWELL ST	NCB 2985 BLK 3 LOT 10	"MF-33" Multi-Family District	"TOD-TR-2.5" Transit Transition District	Urban Low Density Residential	AHOD, MC-1
76	138717	217	LOWELL ST	NCB 2985 BLK 3 LOT 8 & W 10 FT ABANDONED ALLEY	"MF-33" Multi-Family District	"TOD-TR-2.5" Transit Transition District	Urban Low Density Residential	AHOD, MC-1
77	138683	222	LOWELL ST	NCB 2983 BLK 5 LOT 9 & 11	"MF-33" Multi-Family District	"TOD-TR-2.5" Transit Transition District	Medium Density Residential	AHOD, MC-1
78	138681	226	LOWELL ST	NCB 2983 BLK 5 LOT 7	"MF-33" Multi-Family District	"TOD-TR-2.5" Transit Transition District	Medium Density Residential	AHOD, MC-1
79	100330	128	MISSION RD	NCB 20 BLK LOT S IRR 77.9 FT OF E	"C-3NA" General Commercial Nonalcoholic Sales District	"C-1" Light Commercial District	Neighborhood Mixed Use	AHOD, RIO 4, HISTORIC
80	100331	128	MISSION RD	NCB 20 BLK LOT NW IRR 55.32 FT OF E (MISSION RD - R.O.W.)	"C-3NA" General Commercial Nonalcoholic Sales District	"C-1" Light Commercial District	Neighborhood Mixed Use	AHOD, RIO 4, HISTORIC
81	374447	200	MISSION RD	NCB 6306 BLK LOT 14 EXC NW TRI 4 FT & 15 EXC W 70 FT OF S 27.5 FT	"C-3" General Commercial District	"IDZ-1" Limited Intensity Infill Development Zone with uses permitted in NC and C-1	Neighborhood Mixed Use	AHOD, RIO 4, HISTORIC
82	139770	206	MISSION RD	NCB 3057 BLK 1 LOT W IRR PTS 35-37(EXC SW TRI 16.74FT 37) NCB 6306 SW 70FT OF 15 & PT*	"I-1" General Industrial District	"IDZ-1" Limited Intensity Infill Development Zone with uses permitted in NC and C-1	Neighborhood Mixed Use	AHOD, RIO 4, HISTORIC
83	100336	303	MISSION RD	NCB 20 BLK LOT W 225 FT OF F	"I-1" General Industrial District	"I" Light Industrial District	Employment Flex Mixed Use	AHOD, RIO 4, HISTORIC
84	100417		MISSION RD	NCB 20 BLK LOT SE IRR 118.73 FT OF A8	"C-1" Light Commercial District	"C-2" Commercial District	Regional Mixed Use	AHOD, RIO 4, HISTORIC
85	100418		MISSION RD	NCB 20 BLK LOT NE TRI 25.8 FT OF A8 (MISSION RD - R.O.W.)	"C-1" Light Commercial District	"C-2" Commercial District	Regional Mixed Use	AHOD, RIO 4, HISTORIC
86	139771		MISSION RD	NCB 3057 BLK 1 LOT SW TRI 16.74 FT OF 37 (MISSION RD - R.O.W.)	"I-1" General Industrial District	"IDZ-1" Limited Intensity Infill Development Zone with uses permitted in NC and C-1	Neighborhood Mixed Use	AHOD, RIO 4, HISTORIC
87	1188846		MISSION RD	NCB 20 S IRR 242.97 FT OF LOT D	"C-3NA" General Commercial Nonalcoholic Sales District	"IDZ-1" Limited Intensity Infill Development Zone with uses permitted in NC and C-1	Neighborhood Mixed Use	AHOD, RIO 4, HISTORIC
88	100429	414	MISSION ST	NCB A-20 BLK 1 LOT 47 (BALLPARK SUBD)	"I-1" General Industrial District	"I" Light Industrial District	Employment Flex Mixed Use	AHOD, RIO 4, HISTORIC

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89	138710	202	ROOSEVELT AVE	NCB 2985 BLK 3 LOT 1, 2 & 3	"MF-33" Multi-Family District	"TOD-TR-2.5" Transit Transition District	Urban Mixed Use	AHOD, MC-1
90	138713	214	ROOSEVELT AVE	NCB 2985 BLK 3 LOT 4	"R-6" Residential Single-Family District	"RM-6" Residential Mixed District	Urban Mixed Use	AHOD, MC-1
91	138714	220	ROOSEVELT AVE	NCB 2985 BLK 3 LOT 5	"MF-33" Multi-Family District	"TOD-TR-2.5" Transit Transition District	Urban Mixed Use	AHOD, MC-1
92	138715	222	ROOSEVELT AVE	NCB 2985 BLK 3 LOT 6	"C-1" Light Commercial District	"TOD-MX-3" Transit Mixed-Use District	Urban Mixed Use	AHOD, MC-1
93	138675	302	ROOSEVELT AVE	NCB 2983 BLK 5 LOT 1	"MF-33" Multi-Family District	"TOD-MX-3" Transit Mixed-Use District	Urban Mixed Use	AHOD, MC-1
94	138676	306	ROOSEVELT AVE	NCB 2983 BLK 5 LOT N 47 FT OF 2	"MF-33" Multi-Family District	"TOD-TR-2.5" Transit Transition District	Urban Mixed Use	AHOD, MC-1
95	138677	310	ROOSEVELT AVE	NCB 2983 BLK 5 LOT 3 & 5.3.3 FT OF 2	"MF-33" Multi-Family District	"TOD-MX-3" Transit Mixed-Use District	Urban Mixed Use	AHOD, MC-1
96	138678	314	ROOSEVELT AVE	NCB 2983 BLK 5 LOT 4	"MF-33" Multi-Family District	"TOD-TR-2.5" Transit Transition District	Urban Mixed Use	AHOD, MC-1
97	138679	318	ROOSEVELT AVE	NCB 2983 BLK 5 LOT 5	"MF-33" Multi-Family District	"TOD-TR-2.5" Transit Transition District	Urban Mixed Use	AHOD, MC-1
98	138680	322	ROOSEVELT AVE	NCB 2983 BLK 5 LOT 6	"MF-33" Multi-Family District	"TOD-TR-2.5" Transit Transition District	Urban Mixed Use	AHOD, MC-1
99	1059029	402	ROOSEVELT AVE	NCB 2981 BLK 7 LOT 1	"MF-33" Multi-Family District	"TOD-TR-2.5" Transit Transition District	Urban Mixed Use	AHOD, MC-1
100	1059030	406	ROOSEVELT AVE	NCB 2981 BLK 7 LOT 2	"MF-33" Multi-Family District	"TOD-TR-2.5" Transit Transition District	Urban Mixed Use	AHOD, MC-1
101	100398	421	ROOSEVELT AVE	NCB A20 BLK LOT 43 (1.535 AC) & E IRR 217.42 FT OF A-2 (1.526 AC), N IRR 114.92 FT OF 31 & 33 (.394 AC), N 175 FT OF D (.512 AC) & P-114 (.594 AC)	"C-2NA" Commercial Nonalcoholic Sales District	"IDZ-2" Medium Intensity Infill Development Zone with uses permitted in C-2 and MF-33	Urban Mixed Use	AHOD, MC-1, RIO-4, HISTORIC
102	100398	421	ROOSEVELT AVE	NCB A20 BLK LOT 43 (1.535 AC) & E IRR 217.42 FT OF A-2 (1.526 AC), N IRR 114.92 FT OF 31 & 33 (.394 AC), N 175 FT OF D (.512 AC) & P-114 (.594 AC)	"C-3NA" General Commercial Nonalcoholic Sales District	"IDZ-2" Medium Intensity Infill Development Zone with uses permitted in C-2 and MF-33	Urban Mixed Use	AHOD, MC-1, RIO-4, HISTORIC
103	100358	505	ROOSEVELT AVE	NCB 20 BLK LOT 31 & 33 EXC FOR N IRR 114.92 FT	"C-2NA" Commercial Nonalcoholic Sales District	"IDZ-1" Limited Intensity Infill Development Zone with uses permitted in NC and C-1	Neighborhood Mixed Use	AHOD, MC-1, RIO-4, HISTORIC
104	141335	508	ROOSEVELT AVE	NCB 3132 BLK 13 LOT 1&2& 3&4&5	"C-1" Light Commercial District	"TOD-MX-3" Transit Mixed-Use District	Urban Mixed Use	AHOD, MC-1, RIO-4, HISTORIC
105	100359	511	ROOSEVELT AVE	NCB 20 BLK LOT 32	"C-2NA" Commercial Nonalcoholic Sales District	"IDZ-1" Limited Intensity Infill Development Zone with uses permitted in NC and C-1	Neighborhood Mixed Use	AHOD, MC-1, RIO-4, HISTORIC
106	141336	512	ROOSEVELT AVE	NCB 3132 BLK 13 LOT 6, 7, 8, 9, 10, 11	"C-1" Light Commercial District	"TOD-MX-3" Transit Mixed-Use District	Urban Mixed Use	AHOD, MC-1, RIO-4, HISTORIC
107	141339	526	ROOSEVELT AVE	NCB 3132 BLK 13 LOT 12, 13 & 14	"C-1" Light Commercial District	"TOD-MX-3" Transit Mixed-Use District	Urban Mixed Use	AHOD, MC-1, RIO-4, HISTORIC
108	141138	530	ROOSEVELT AVE	NCB 3121 BLK 2 LOT 1	"C-1" Light Commercial District	"TOD-MX-3" Transit Mixed-Use District	Urban Mixed Use	AHOD, MC-1, RIO-4, HISTORIC
109	141139	536	ROOSEVELT AVE	NCB 3121 BLK 2 LOT 2 & SE IRR 77.23 FT OF 3	"C-2" Commercial District	"TOD-MX-3" Transit Mixed-Use District	Urban Mixed Use	AHOD, MC-1, RIO-4, HISTORIC
110	141137	543	ROOSEVELT AVE	NCB 3120 BLK 1 LOT W IRR 190.66 FT OF A9	"R-6" Residential Single-Family District	"IDZ-1" Limited Intensity Infill Development Zone with uses permitted in NC and C-1	Neighborhood Mixed Use	AHOD, MC-1, RIO-4, HISTORIC
111	370884	702	ROOSEVELT AVE	NCB 6098 BLK 2 LOT 2, NW IRR 104.11 FT OF 1, W 29 FT OF 3 & S IRR 50 FT OF 4	"C-1" Light Commercial District	"C-2" Commercial District	Urban Mixed Use	AHOD, MC-1, RIO-4, HISTORIC
112	139738	705	ROOSEVELT AVE	NCB 3057 BLK 1 LOT E IRR 141.9 FT OF 5, N IRR 46.52 OF 6 & 1.42 FT TRI OF ALLEY	"C-1" Light Commercial District	"TOD-MX-3" Transit Mixed-Use District	Urban Mixed Use	AHOD, MC-1, RIO-4, HISTORIC
113	100335	807	ROOSEVELT AVE	NCB 20 LOT E IRR 345.93FT OF 5 193.4 OF F & E IRR 381.9FT OF N 20 FT OF G	"C-2" Commercial District	"TOD-MX-3" Transit Mixed-Use District	Employment Flex Mixed Use	AHOD, MC-1, RIO-4, HISTORIC
114	100334	823	ROOSEVELT AVE	NCB 20 LOT W 145 OF E IRR 490.93FT OF 5 193.4 OF F & E IRR 545.31FT OF 5 117.840F G (2.139 AC) & NCB 3057 BLK 1 LOT 41 (2.59 AC)	"C-2" Commercial District	"TOD-HI-3" Transit Hybrid-Industrial District with a Specific Use Authorization for Warehousing	Employment Flex Mixed Use	AHOD, MC-1, RIO-4, HISTORIC
115	100334	823	ROOSEVELT AVE	NCB 20 LOT W 145 OF E IRR 490.93FT OF 5 193.4 OF F & E IRR 545.31FT OF 5 117.840F G (2.139 AC) & NCB 3057 BLK 1 LOT 41 (2.59 AC)	"I-1" General Industrial District	"TOD-HI-3" Transit Hybrid-Industrial District with a Specific Use Authorization for Warehousing	Employment Flex Mixed Use	AHOD, MC-1, RIO-4, HISTORIC
116	100337	907	ROOSEVELT AVE	NCB 20 BLK LOT N 125FT OF E 400 FT OF A9	"C-2" Commercial District	"I-1" Light Industrial District	Employment Flex Mixed Use	AHOD, MC-1, RIO-4, HISTORIC
117	100340	915	ROOSEVELT AVE	NCB 20 LOT S 20.23 FT OF N 145.03 OF E 400 OF H & W IRR 491.06 OF N 145 OF H A9	"C-2" Commercial District	"I-1" Light Industrial District	Employment Flex Mixed Use	AHOD, MC-1, RIO-4, HISTORIC
118	100333	933	ROOSEVELT AVE	NCB 20 BLK LOT N IRR 21.22 OF E 740.42 OF F & W 132.2 OF E 872.62 OF F	"I-1" General Industrial District	"TOD-MX-3" Transit Mixed-Use District	Employment Flex Mixed Use	AHOD, MC-1, RIO-4, HISTORIC
119	139766		ROOSEVELT AVE	NCB 3057 BLK 1 LOT 34- 38-39-40	"R-6" Residential Single-Family District	"I-1" Light Industrial District	Employment Flex Mixed Use	AHOD, MC-1, RIO-4, HISTORIC
120	139766		ROOSEVELT AVE	NCB 3057 BLK 1 LOT 34- 38-39-40	"I-1" General Industrial District	"I-1" Light Industrial District	Employment Flex Mixed Use	AHOD, MC-1, RIO-4, HISTORIC
121	119123	1674	ROSEBOROUGH ST	NCB 1675 BLK 5 LOT 1 THRU 5	"R-4" Residential Single-Family District	"C-2" Commercial District	Urban Mixed Use	AHOD
122	138702	2001	S PRESA ST	NCB 2984 BLK 4 LOT 10	"I-1" General Industrial District	"IDZ-2" Medium Intensity Infill Development Zone with uses permitted in C-2 and Coffee Roasting	Urban Mixed Use	AHOD
123	138703	2007	S PRESA ST	NCB 2984 BLK 4 LOT 11	"I-1" General Industrial District	"RM-4" Residential Mixed District	Urban Mixed Use	AHOD
124	138704	2011	S PRESA ST	NCB 2984 BLK 4 LOT 12	"I-1" General Industrial District	"RM-4" Residential Mixed District	Urban Mixed Use	AHOD
125	138705	2015	S PRESA ST	NCB 2984 BLK 4 LOT 13	"I-1" General Industrial District	"RM-4" Residential Mixed District	Urban Mixed Use	AHOD
126	376164	2016	S PRESA ST	NCB 6392 BLK LOT 1 EXCEPT SE IRR 2.63 FT	"I-1" General Industrial District	"C-2" Commercial District	Urban Mixed Use	AHOD
127	138706	2021	S PRESA ST	NCB 2984 BLK 4 LOT 14 AND 15	"I-1" General Industrial District	"RM-4" Residential Mixed District	Urban Mixed Use	AHOD
128	1379004	2102	S PRESA ST	NCB 1669 (PRESA HEIGHTS SUBD) BLK 2 LOT 38	"I-1" General Industrial District	"C-2" Commercial District	Urban Mixed Use	AHOD
129	119105	2108	S PRESA ST	NCB 1669 BLK 2 LOT 36	"I-1" General Industrial District	"RM-4" Residential Mixed District	Urban Mixed Use	AHOD
130	119094	2116	S PRESA ST	NCB 1669 BLK 2 LOT 25	"I-1" General Industrial District	"RM-4" Residential Mixed District	Urban Mixed Use	AHOD
131	119092	2122	S PRESA ST	NCB 1669 BLK 2 LOT W 109.48 FT OF 24	"I-1" General Industrial District	"C-2" Commercial District	Urban Mixed Use	AHOD
132	119119	2200	S PRESA ST	NCB 1674 BLK 4 LOT 4	"I-1" General Industrial District	"RM-4" Residential Mixed District	Urban Mixed Use	AHOD
133	119120	2202	S PRESA ST	NCB 1674 BLK 4 LOT 5	"I-1" General Industrial District	"RM-4" Residential Mixed District	Urban Mixed Use	AHOD
134	119121	2204	S PRESA ST	NCB 1674 BLK 4 LOT 6	"I-1" General Industrial District	"RM-4" Residential Mixed District	Urban Mixed Use	AHOD
135	119122	2206	S PRESA ST	NCB 1674 BLK 4 W IRR 116.8 FT OF 7	"I-1" General Industrial District	"C-2" Commercial District	Urban Mixed Use	AHOD
136	141217	2301	S PRESA ST	NCB 3128 BLK 9 LOT 1 2 AND 3	"I-1" General Industrial District	"C-2" Commercial District	Urban Mixed Use	AHOD
137	141218	2301	S PRESA ST	NCB 3128 BLK 9 LOT 4 & 5	"I-1" General Industrial District	"C-2" Commercial District	Urban Mixed Use	AHOD
138	141219	2315	S PRESA ST	NCB 3128 BLK 9 LOT 6, 7 & 8	"I-1" General Industrial District	"RM-4" Residential Mixed District	Urban Mixed Use	AHOD
139	141220	2319	S PRESA ST	NCB 3128 BLK 9 LOT 9&10	"I-1" General Industrial District	"RM-4" Residential Mixed District	Urban Mixed Use	AHOD
140	141221	2401	S PRESA ST	NCB 3128 BLK 9 LOT 11 AND 12	"I-1" General Industrial District	"RM-4 CD" Residential Mixed District with a Conditional Use for a Medical Clinic-Therapist	Urban Mixed Use	AHOD
141	141222	2407	S PRESA ST	NCB 3128 BLK 9 LOT 13 & 14	"I-1" General Industrial District	"RM-4" Residential Mixed District	Urban Mixed Use	AHOD
142	119128	2410	S PRESA ST	NCB 1682 BLK 10 LOT N IRR 63.8 FT OF 5	"I-1" General Industrial District	"RM-4" Residential Mixed District	Urban Mixed Use	AHOD
143	141223	2411	S PRESA ST	NCB 3128 BLK 9 LOT 15 AND 16	"I-1" General Industrial District	"RM-4" Residential Mixed District	Urban Mixed Use	AHOD
144	141224	2415	S PRESA ST	NCB 3128 BLK 9 LOT 17 AND 18	"I-1" General Industrial District	"RM-4" Residential Mixed District	Urban Mixed Use	AHOD
145	119129	2418	S PRESA ST	NCB 1682 BLK 10 LOT S IRR 63.8 FT OF 5	"I-1" General Industrial District	"C-2" Commercial District	Urban Mixed Use	AHOD
146	141225	2419	S PRESA ST	NCB 3128 BLK 9 LOT 19 & 20	"I-1" General Industrial District	"MF-33" Multi-Family District	Urban Mixed Use	AHOD
147	141229	2505	S PRESA ST	NCB 3128 BLK 9 LOT N 14FT OF 25	"I-1" General Industrial District	"C-2" Commercial District	Urban Mixed Use	AHOD
148	141230	2507	S PRESA ST	NCB 3128 BLK 9 LOT 26 & S 11FT OF 25	"I-1" General Industrial District	"C-2" Commercial District	Urban Mixed Use	AHOD
149	141231	2509	S PRESA ST	NCB 3128 BLK 9 LOT 27 & N 18 FT OF 28	"I-1" General Industrial District	"C-2" Commercial District	Urban Mixed Use	AHOD
150	141461	2514	S PRESA ST	NCB 3142 BLK 1 LOT 4	"I-1" General Industrial District	"RM-4" Residential Mixed District	Urban Mixed Use	AHOD
151	141462	2520	S PRESA ST	NCB 3142 BLK 1 LOT W IRR 94.48 FT OF 5 & W IRR 78.9 FT OF 6	"I-1" General Industrial District	"C-2" Commercial District	Urban Mixed Use	AHOD
152	141233	2521	S PRESA ST	NCB 3128 BLK 9 LOT 29, 30, 31, 32, 5 OF 28 & 33 EXC SE TRI 7.4 FT X 9.77 FT	"I-1" General Industrial District	"C-2" Commercial District	Urban Mixed Use	AHOD
153	141478	2602	S PRESA ST	NCB 3143 BLK 2 LOT LOTS 1 THRU 6, INCL. LOCATED AT 2602 THRU 2620 S PRESA	"I-1" General Industrial District	"C-2" Commercial District	Urban Mixed Use	AHOD
154	141238	2613	S PRESA ST	NCB 3128 BLK 9 LOT 36 THRU 41	"I-1" General Industrial District	"C-2" Commercial District	Urban Mixed Use	AHOD
155	378571	2702	S PRESA ST	NCB 6519 BLK A10 LOT 23	"I-1" General Industrial District	"C-2" Commercial District	Urban Mixed Use	AHOD
156	378568	2710	S PRESA ST	NCB 6519 BLK LOT 3 EXC SE TRI 50 FT	"I-1" General Industrial District	"RM-4" Residential Mixed District	Urban Mixed Use	AHOD
157	119098	506	W DREXEL AVE	NCB 1669 BLK 2 LOT 29	"R-4" Residential Single-Family District	"R-4 CD" Residential Single-Family District with a Conditional Use for four (4) dwelling units	Urban Low Density Residential	AHOD
158	379626	507	W DREXEL AVE	NCB 6579 BLK LOT 16	"I-2" Heavy Industrial District	"R-4" Residential Single-Family District	Urban Low Density Residential	AHOD
159	376166	527	W DREXEL AVE	NCB 6392 BLK LOT 3	"I-1" General Industrial District	"R-6" Residential Single-Family District	Urban Low Density Residential	AHOD
160	376165	531	W DREXEL AVE	NCB 6392 BLK LOT 2	"I-1" General Industrial District	"R-6" Residential Single-Family District	Urban Low Density Residential	AHOD
161	139737	500	W HIGHLAND BLVD	NCB 3057 BLK 1 LOT 4	"MF-33" Multi-Family District	"TOD-MX-3" Transit Mixed-Use District	Urban Mixed Use	AHOD, MC-1, RIO-4, HISTORIC
162	139760	548	W HIGHLAND BLVD	NCB 3057 BLK 1 LOT 27	"R-6" Residential Single-Family District	"R-4" Residential Single-Family District	Medium Density Residential	AHOD, MC-1, RIO-4, HISTORIC
163	139762	554	W HIGHLAND BLVD	NCB 3057 BLK 1 LOT 29	"R-6" Residential Single-Family District	"R-4" Residential Single-Family District	Medium Density Residential	AHOD, MC-1, RIO-4, HISTORIC
164	139763	560	W HIGHLAND BLVD	NCB 3057 BLK 1 LOT 31	"R-6" Residential Single-Family District	"R-4" Residential Single-Family District	Medium Density Residential	AHOD, MC-1, RIO-4, HISTORIC
165	139769	563	W HIGHLAND BLVD	NCB 3057 BLK 1 LOT W 25 FT OF 32 & E 25 FT OF 35, 36 & 37	"I-1" General Industrial District	"R-6" Residential Single-Family District	Urban Low Density Residential	AHOD, MC-1, RIO-4, HISTORIC
166	139765	564	W HIGHLAND BLVD	NCB 3057 BLK 1 LOT 33	"R-6" Residential Single-Family District	"R-4" Residential Single-Family District	Medium Density Residential	AHOD, MC-1, RIO-4, HISTORIC
167	139772	567	W HIGHLAND BLVD	NCB 3057 BLK 1 LOT W 50 FT OF E 75 FT OF 35, 36 & 37	"I-1" General Industrial District	"R-6" Residential Single-Family District	Urban Low Density Residential	AHOD, MC-1, RIO-4, HISTORIC
168	1081221	122	W WHITTIER ST	NCB 2980 ROBERT B GREEN ELEMENTARY SCHOOL REPLAT, BLOCK 8 LOT 24 EXC NE IRR 13.61 FT	"MF-33" Multi-Family District	"NC" Neighborhood Commercial District	Urban Low Density Residential	AHOD

Roosevelt Park Large Area Proposed Zoning (District 5) DRAFT
Zoning Case # Z-2024-10700166

No.	PropID	Number	Street	Legal Description	Current Zoning	Proposed Zoning	Future Land Use	Overlays
169	986080	210	W WHITTIER ST	NCB 2981 BLK 7 LOT 17, P-101(FORMERLY PT OF ALLEY), & P-103	"MF-33" Multi-Family District	"R-6" Residential Single-Family District	Urban Low Density Residential	AHOD
170	138661	214	W WHITTIER ST	NCB 2981 BLK 7 LOT 15 & E 25 OF 13	"MF-33" Multi-Family District	"TOD-TR-2.5" Transit Transition District	Urban Low Density Residential	AHOD
171	138694	215	W WHITTIER ST	NCB 2983 BLK 5 LOT 24 HUNSTOCKS ADDITION	"MF-33" Multi-Family District	"TOD-TR-2.5" Transit Transition District	Urban Low Density Residential	AHOD
172	138693	219	W WHITTIER ST	NCB 2983 BLK 5 LOT 23 HUNSTOCKS ADDITION	"MF-33" Multi-Family District	"TOD-TR-2.5" Transit Transition District	Urban Low Density Residential	AHOD
173	138658	220	W WHITTIER ST	NCB 2981 BLK 7 LOT 11 W 25 OF 13	"MF-33" Multi-Family District	"TOD-TR-2.5" Transit Transition District	Urban Low Density Residential	AHOD
174	138656	226	W WHITTIER ST	NCB 2981 BLK 7 LOT 9	"MF-33" Multi-Family District	"TOD-TR-2.5" Transit Transition District	Urban Low Density Residential	AHOD, MC-1
175	138682	231	W WHITTIER ST	NCB 2983 BLK 5 LOT 8 & 10	"MF-33" Multi-Family District	"TOD-TR-2.5" Transit Transition District	Urban Low Density Residential	AHOD, MC-1
176	153401	306	WILKENS AVE	NCB 3854 BLK 4 LOT 12	"R-4" Residential Single-Family District	"R-4 CD" Residential Single-Family District with a Conditional Use for four (4) dwelling units	Medium Density Residential	AHOD
177	153361	335	WILKENS AVE	NCB 3851 BLK 1 LOT 22	"R-4" Residential Single-Family District	"R-4 CD" Residential Single-Family District with a Conditional Use for two (2) dwelling units	Urban Low Density Residential	AHOD
178	153365	351	WILKENS AVE	NCB 3851 BLK 1 LOT 26 EXC E IRR 2.62 FT	"R-4" Residential Single-Family District	"RM-4" Residential Mixed District	Urban Mixed Use	AHOD, MC-1, RIO-4
179	374436	216	YELLOWSTONE ST	NCB 6306 BLK LOT 4	"R-6" Residential Single-Family District	"RM-4" Residential Mixed District	Urban Mixed Use	AHOD, MC-1, RIO-4, HISTORIC
180	141131	219	YELLOWSTONE ST	NCB 3120 BLK 1 LOT 5	"R-6" Residential Single-Family District	"RM-6" Residential Mixed District	Neighborhood Mixed Use	AHOD, MC-1, RIO-4, HISTORIC
181	374437	220	YELLOWSTONE ST	NCB 6306 BLK LOT 5	"R-6" Residential Single-Family District	"RM-4" Residential Mixed District	Urban Mixed Use	AHOD, RIO 4, HISTORIC
182	141132	223	YELLOWSTONE ST	NCB 3120 BLK 1 LOT 6	"R-6" Residential Single-Family District	"RM-6" Residential Mixed District	Neighborhood Mixed Use	AHOD, MC-1, RIO-4, HISTORIC
183	141133	227	YELLOWSTONE ST	NCB 3120 BLK 1 LOT 7	"R-6" Residential Single-Family District	"RM-6" Residential Mixed District	Neighborhood Mixed Use	AHOD, RIO 4, HISTORIC
184	141134	231	YELLOWSTONE ST	NCB 3120 BLK 1 LOT 8	"R-6" Residential Single-Family District	"RM-6" Residential Mixed District	Neighborhood Mixed Use	AHOD, RIO 4, HISTORIC
185	374428	235	YELLOWSTONE ST	NCB 6305 BLK 1 LOT 9	"R-6" Residential Single-Family District	"RM-6" Residential Mixed District	Neighborhood Mixed Use	AHOD, RIO 4, HISTORIC
186	374429	241	YELLOWSTONE ST	NCB 6305 BLK LOT 10 & 11	"R-6" Residential Single-Family District	"RM-4" Residential Mixed District	Neighborhood Mixed Use	AHOD, RIO 4, HISTORIC
187	374430	247	YELLOWSTONE ST	NCB 6305 BLK LOT NE IRR 30X 107.4 & SE TRI 19 FT OF 13 & 12 EXC NW TRI 20 FT	"R-6" Residential Single-Family District	"RM-6" Residential Mixed District	Neighborhood Mixed Use	AHOD, RIO 4, HISTORIC
188	374433	257	YELLOWSTONE ST	NCB 6305 LOT NW TRI 20 FT OF 12 & 13 EXC NE IRR 11 FT, SE TRI 19 FT & SW TRI 10 FT	"C-3" General Commercial District	"C-1" Light Commercial District	Neighborhood Mixed Use	AHOD, RIO 4, HISTORIC