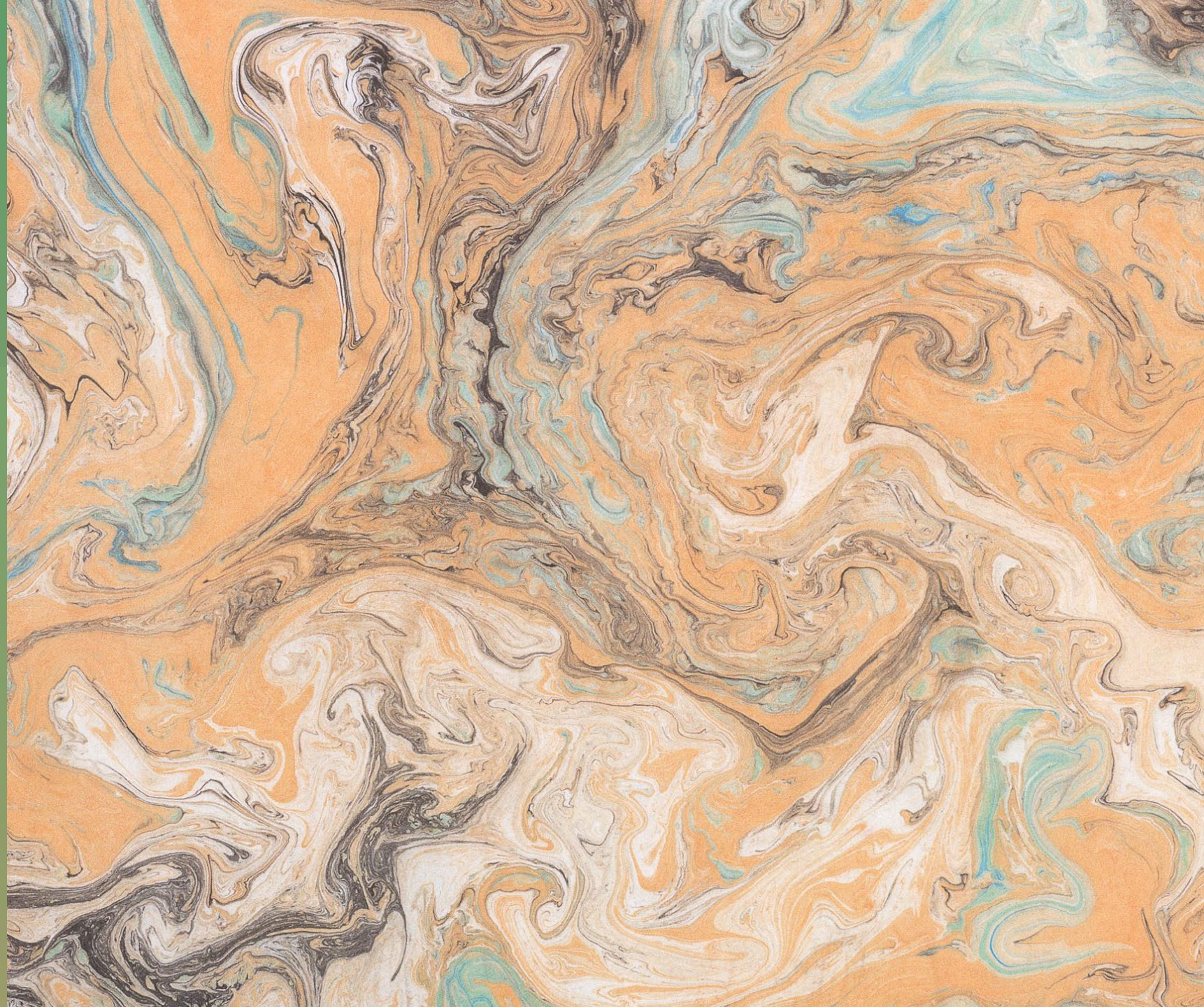


NOVEMBER 2, 2023

# CPC “PD PROJECT”





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- 403 sites zoned PD have been visited and photographed by CPC staff.
- In each of the seven City Council districts there are Planned Developments that have not come to completion.
- Zoning Ordinance specifies that the authorization for a PD lapses upon abandonment of the project or if three years passes without completion of the project.
- PDs may be extended beyond three years upon request of the applicant.
- Lapsed PDs need to be rezoned either to previous zoning classification or to another (Master Plan-appropriate) zoning classification (Sec. 50-3-98).

# 2023 LAPSED PD REVIEWS

- Map No. 42—Salvation Army project (Selden at 18<sup>th</sup>) + 2640 Michigan Avenue, rezonings to R5 and B4, respectively supported by CPC on February 2, 2023.
- Map No. 26—11500-11542 Conner Avenue (RMA/PD) rezoning, supported by CPC on June 29, 2023.
- Map No. 62—Perfecting Church, consideration of Replacement PD (ongoing).
- Map Nos. 5 and 7—Research Park West (industrial), rezoning on M4 and industrial PD to M2 and SD2, supported by CPC on September 7, 2023.

## **NEXT LAPSED PD DISTRICTS: MAP NO. 47, COUNCIL DISTRICT 7**

- Chapel Hill Missionary Baptist Church, Joy Road, Yosemite, and Riviera, effective October 13, 2002 (Timarie Szwed).
- St. Paul AME Zion elderly housing, 11421 Dexter, 3761, 3767 Humphrey; 3760 Lawrence, effective October 6, 1970 (Roland Amarteifio).