

Item Background: The properties were annexed into the City in 1951. The College Heights area was platted as a residential subdivision prior to annexation. This area was originally zoned for single family use. Over time, the lots fronting on University Drive became commercial, larger lots became general commercial and smaller lots became less intense commercial districts. The subject property was rezoned A-P and R-2 many years ago to allow for redevelopment to a higher density residential and to allow limited commercial uses. Lot 1A was again rezoned in 2000 to PDD-B for The Benjamin Knox Gallery. In 2003 Lot 1A was rezoned to amend the approved concept plan and other PDD elements.