

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**SOUTH CITY SECTOR PLAN AMENDMENT**



**File Number:** 10-E-25-SP                      **Related File Number:**  
**Application Filed:** 8/25/2025              **Date of Revision:**  
**Applicant:** WAT DEVELOPMENT, LLC

## **PROPERTY INFORMATION**

**General Location:** West side of Davenport Rd, north of Jonathan Ave  
**Other Parcel Info.:**  
**Tax ID Number:** 109 B J 008                      **Jurisdiction:** City  
**Size of Tract:** 15763 square feet  
**Accessibility:** Access is via Davenport Road, a minor collector with 25 ft of pavement width within a 48-ft right-of-way.

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Single Family Residential  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Planning Sector:** South City                      **Plan Designation:** LDR (Low Density Residential), HP (Hillside Ridgetop Prote  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:** The subject property is part of a cohesive single family detached neighborhood developed in a grid pattern. In the surrounding area, there are multifamily developments interspersed among forested and hilly lots.

## **ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)**

**Street:** 2511 DAVENPORT RD  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## **ZONING INFORMATION (where applicable)**

**Current Zoning:** RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), HP (Hillside Protection Overlay)  
**Former Zoning:**  
**Requested Zoning:** RN-5 (General Residential Neighborhood)  
**Previous Requests:**  
**Extension of Zone:** No, it is not an extension of the sector plan designation.  
**History of Zoning:** In 2000 the property was part of a large rezoning from R-2 (General Residential) to R-1 (Single Family Residential) (8-R-00-RZ).

## **PLAN INFORMATION (where applicable)**

**Current Plan Category:** LDR (Low Density Residential), HP (Hillside Protection)



**Summary of Action:**

Deny the SWMUD II (South Waterfront Mixed Use District Type 2) land use classification because the property is not part of the South Waterfront Vision Plan. The HP (Hillside Protection) area will be retained.

**Date of Approval:**

**Date of Denial:** 11/13/2025

**Postponements:** 10/2/2025

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:**

**Date of Legislative Action:**

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**