

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 11-I-25-RZ **Related File Number:**
Application Filed: 9/26/2025 **Date of Revision:**
Applicant: CASEY CHAPMAN

PROPERTY INFORMATION

General Location: Northwest side of Atlantic Ave, south of Cedar Ave
Other Parcel Info.:
Tax ID Number: 81 G A 024 **Jurisdiction:** City
Size of Tract: 15046 square feet
Accessibility: Access is via Atlantic Avenue, a major collector with a pavement width of 21 ft within a 38-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: Central City **Plan Designation:** TDR (Traditional Neighborhood Residential)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This parcel is at the western edge of the Oakwood-Lincoln Park neighborhood, which consists of a mix of single family and multifamily dwellings on small and medium lots. It is near the intersection of Atlantic Ave, N Central St, and Heiskell Ave, which forms a small commercial node with some warehouse uses and small commercial businesses.

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

Street: 127 ATLANTIC AVE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-2 (Single-Family Residential Neighborhood), IH (Infill Housing Overlay)
Former Zoning:
Requested Zoning: RN-4 (General Residential Neighborhood), IH (Infill Housing Overlay)
Previous Requests:
Extension of Zone: No, this would not be an extension.
History of Zoning: This property was part of a larger rezoning which applied the IH (Infill Housing Overlay) (2-Q-07-RZ).

PLAN INFORMATION (where applicable)

