**Gadsden Street Redevelopment Project” at 1189 and 1115 North Gadsden Street**

This project would entail two steps: 1) revising the comprehensive plan and 2) rezoning.

Blackhawk intends to request a change in the Comprehensive Plan’s Future Land Use Map from “Residential Preservation” to “Suburban.”   This change is necessary to allow them to rezone the property from “Reservation Preservation Two” to “Office Residential Three” so that they can proceed with their project.

         **Comprehensive Plan revisions** only happen once a year.  For this year, developers must submit a pre-application by September 14 and a completed application by September 30th.   Successful applications take about a year to complete the entire process.  The major steps include a) staff review, b) applicant meeting with the neighborhood, c) a vote by the Planning Commission, and d) a vote by the City Commission.

        **Rezoning subsequent to comp plan revisions.**  If the comp plan application for revision is successful, the rezoning is basically administrative—it’s how the city operationalizes the comp plan change.  So, Blackhawk would have OR-3 zoning if the comp plan change was successful.  At that point, Blackhawk does not need to stick with its plan for 10 row houses—it may proceed with anything that is legal in OR-3.

**Midtown Redevelopment Project” at the intersection of Thomasville Road and Monroe St**If the site plan Blackhawk submits to the city meets technical requirements, any approval could be purely administrative.  If the plan deviates from normal requirements, neighbors would have more opportunity to weigh in.  Staff are aware of concerns about noise, parking, traffic on Gadsden, and congestion that have been raised in calls from Lafayette Park homeowners.  Staff urged the neighborhood to take advantage of the meeting offered by Blackhawk to learn more about their plans, explain any concerns, and explore options for addressing them.