



**PLANNING AND ZONING COMMISSION**  
**July 10, 2024**  
**STAFF REPORT**

<b>CASE NUMBER</b>	<b>ZONING/REGULATIONS ANALYSIS</b>															
PP-2024-0102	This is the Preliminary Plat that goes with the Civil plans for The Shoppes at District 31. This is mainly to get the lot lines shown and the easements that will be created with the development of this land.															
<b>PROJECT NAME</b>	<table border="1"> <thead> <tr> <th><i>DIRECTION</i></th> <th><i>ADJACENT LAND USE</i></th> <th><i>ZONING</i></th> </tr> </thead> <tbody> <tr> <td><i>N</i></td> <td></td> <td><i>R-8</i></td> </tr> <tr> <td><i>E</i></td> <td></td> <td><i>MXD</i></td> </tr> <tr> <td><i>S</i></td> <td></td> <td><i>B-3</i></td> </tr> <tr> <td><i>W</i></td> <td></td> <td><i>B-3</i></td> </tr> </tbody> </table>	<i>DIRECTION</i>	<i>ADJACENT LAND USE</i>	<i>ZONING</i>	<i>N</i>		<i>R-8</i>	<i>E</i>		<i>MXD</i>	<i>S</i>		<i>B-3</i>	<i>W</i>		<i>B-3</i>
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Project The Shoppes at District 31	<b>NEXT STEPS IF RECOMMENDED</b>															
<b>SITE DATA</b>	Get civil plans approved Pull the civil permit															
13.05 acres																
<b>REQUEST</b>																
Preliminary Plat																
<b>ZONING/DISTRICT</b>																
MXD (Mixed Use District)																
<b>COMP PLAN FLUM</b>																
<b>Parcel ID</b>																
23 1 01 3 001 031.000																
<b>LOCATION</b>																
104 7th Pl SE, 105 7th Pl SE, 109 7th Pl SE, 112 7th Pl SE, 116 Butter																
<b>ENGINEER/SURVEYOR</b>																
Arrington Engineers																
<b>OWNER/DEVELOPER</b>																
Alumni Properties																
<b>DESCRIPTION OF USE</b>																
Preliminary plat for the Commercial Development of Lot 1 of The Shoppes at District 31 as recorded in Map Book 60 Page 6																