

The Rezoning of 1944 West Jefferson St



Neighborhood Meeting

May 28, 2021

RECEIVED

AUG 06 2021

PLANNING &
DESIGN SERVICES

21 - ZONE 1 - 0090

OuidaB Properties 2

Introduction



RECEIVED

AUG 06 2011

PLANNING &
DESIGN SERVICES

21 - ZONE 1 - 00090

-
- Built in 1905
 - Mixed Used Residential (1st Commercial and 2nd floor apartments)
 - Grocery store, drug store, bar, and hair salon
 - Purchased February 25, 2021
 - Created a 3 phase plan for improvement



RECEIVED

AUG 06 2021

PLANNING &
DESIGN SERVICES

1111 7016 2021

RECEIVED

AUG 06 2021

PLANNING &
DESIGN SERVICES

21 - ZONE 6 90

3 Phase Plan

Phase 1-

- Replace roof, siding, doors, windows and any outside structural damaged that is found
- Add landscaping to the front and back of the building as a buffer

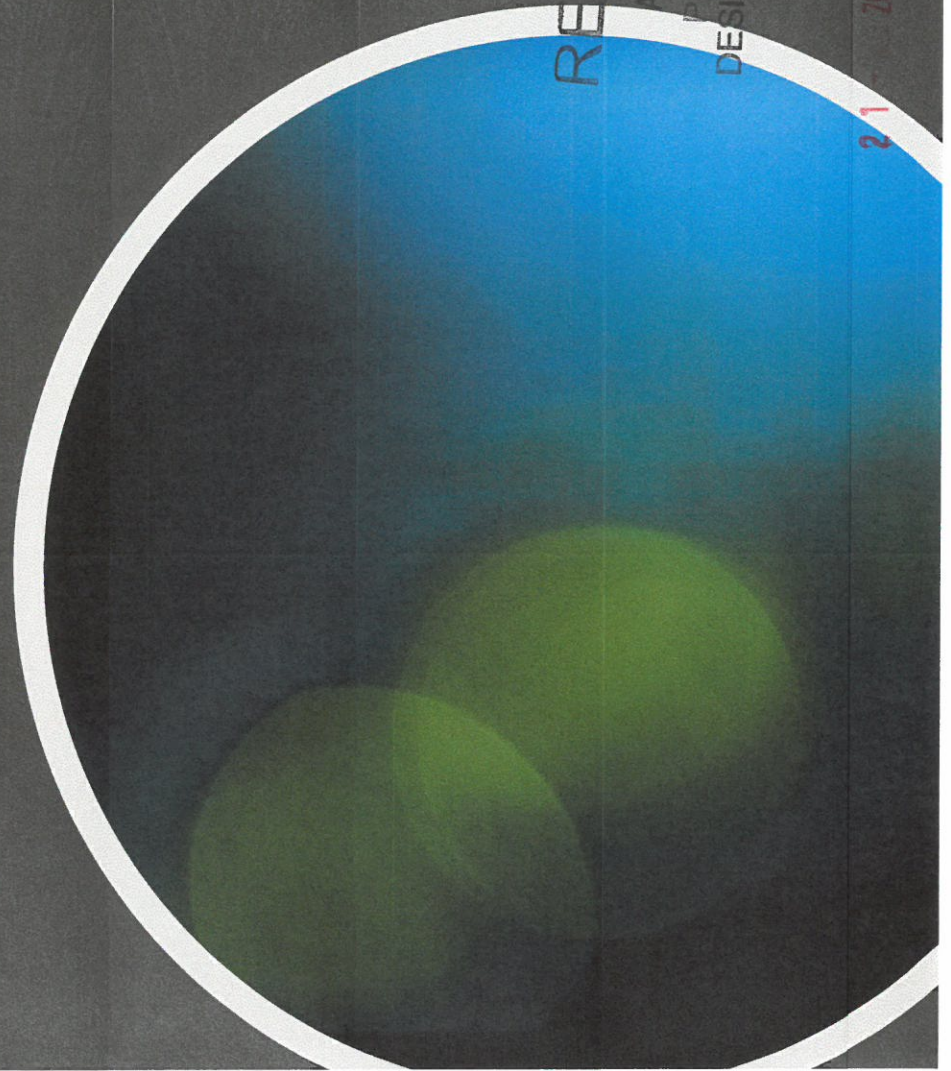
Phase 2-

- Complete upstairs apartments by adding new kitchen, bathrooms, flooring and lighting
- Ensure that all electrical, plumbing and HVAC are up to code

Phase 3-

Complete the downstairs commercial building by making sure that the plumbing, electrical and HVAC are working properly and are up to code.

Create a “white box” effect to provide a blank canvas for someone who may want to open up a retail shop





Progress Made

- Roof is Complete
- Replacing siding begins next week

RECEIVED

06/06/2021

PLANNING &
DESIGN SERVICES

21 - Work ZONE

RECEIVED

AUG 10 2010

PLANNING &
DESIGN SERVICES

21 - ZONE - 00090

Why Change Zoning from R-6 to C-R?

- To create economic development in the Russell neighborhood
- Give the residents an opportunity to have the conveniences of surrounding neighborhoods
- We will only lease to businesses that will continue to create a positive upward vibe for the Russell neighborhood. We do not want to lease to a smoke or liquor shop.



- Questions or Concerns

- Please put your name and email address in the comments section



RECEIVED
AUG 06 2021
PLANNING &
DESIGN SERVICES

21 - ZONE - 00090