

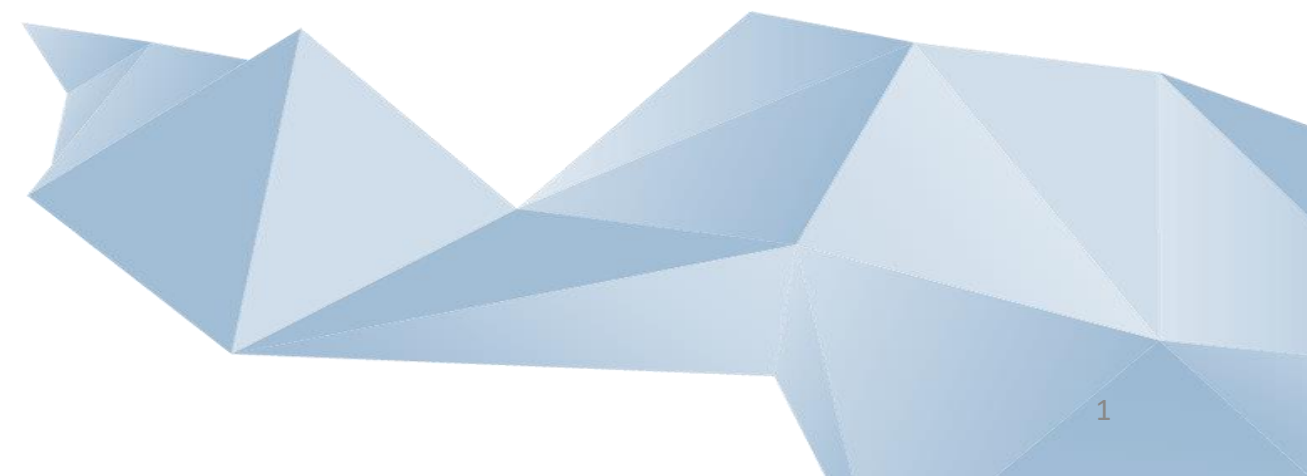
City Commission
May 20, 2026

Department of Sustainable Development (DSD)

V Dixie Rezoning

Rezoning

Application No. Z-26-00641



Aerial View

Applicant:
V Dixie, LLC and V Dixie 2, LLC

Project:
V Dixie Rezoning

Location:
**112 SE 9th Street, 116–118 SE 9th Street,
and 113 SE 9th Court**



Zoning Map


Applicant:
V Dixie, LLC and V Dixie, LLC 2






Project:
V Dixie Rezoning

Location:
**112 SE 9th Street, 116–118 SE 9th Street,
and 113 SE 9th Court**

Existing Zoning:
Central RAC – RAC Neighborhood



 **Legend**

 SUBJECT PROPERTY	 Community Facility
 Central RAC - RAC Neighborhood	
 Central RAC - Transitional Mixed Use	
 Central RAC - Transit Core	

0 0.01 0.02 0.04 Miles

Request



Rezoning/Zoning Map Text Amendment in order to change the zoning designation of the property located at 112 SE 9th Street, 116–118 SE 9th Street, and 113 SE 9th Court from Central RAC/ Neighborhood Subdistrict to Central RAC/ Transitional Mixed-Use Subdistrict.

Background



May 12, 2026 – The Planning and Zoning Board recommended -----
of the application by a vote of -- to --.

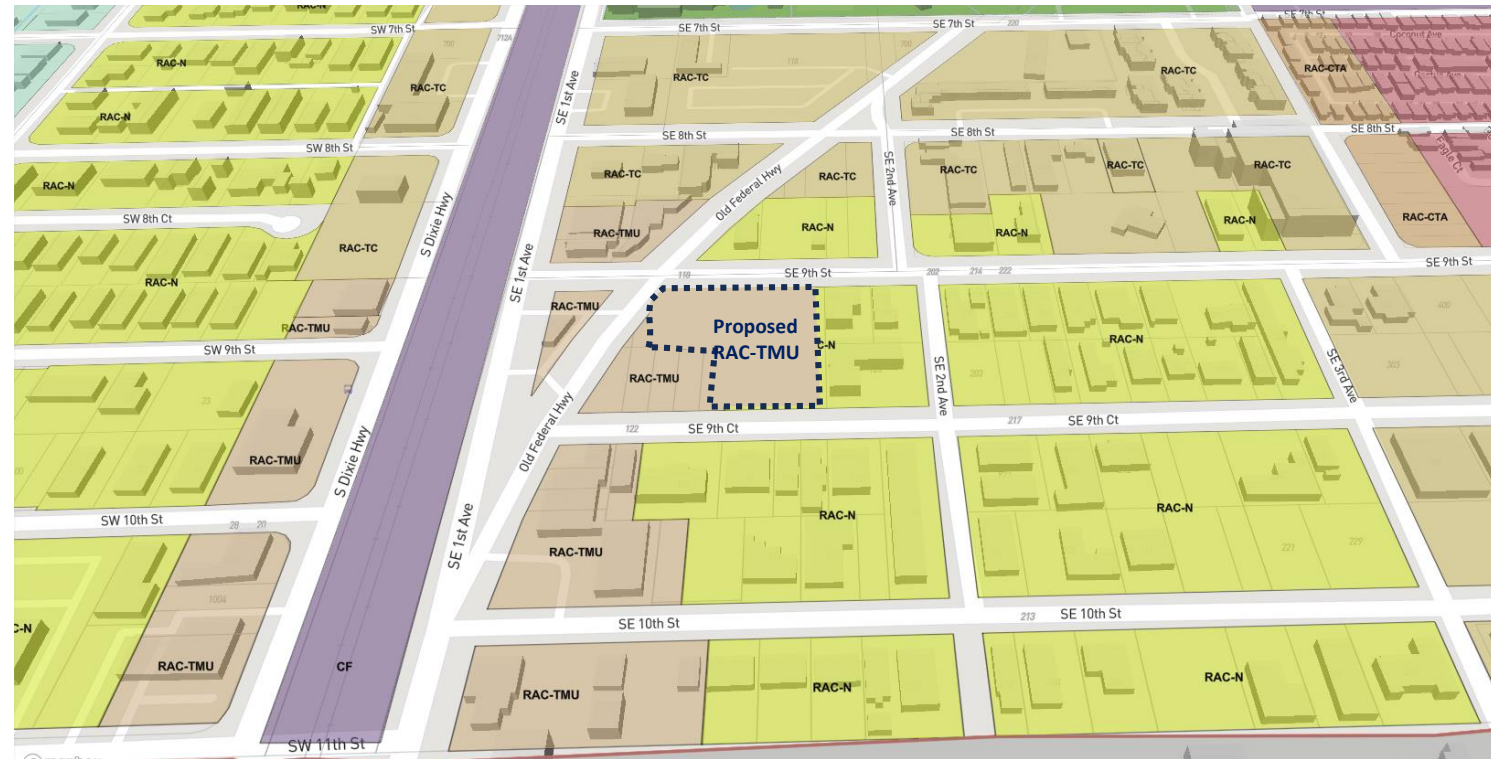
Request

Existing Zoning: Central RAC – RAC Neighborhood

Proposed Zoning: Central RAC – Transitional Mixed Use

Primary Differences between districts:

	RAC Neighborhood Subdistrict (Existing Zoning)	Transitional Mixed Use Subdistrict (Proposed Zoning)
Height	Base Height – 3 stories Maximum Height – 5 stories subject to the inclusion of affordable housing	Base Height – 3 stories Maximum Height – 5 stories subject to performance criteria
Density	Base Density – 18 du/ac Maximum Density – 50 du/ac subject to the inclusion of affordable housing	Base Density – 18 du/ac Maximum Density – 50 du/ac subject to performance criteria
Setbacks	Range of setbacks that varies by building type	Moderate setbacks to buffer adjacent residential uses
Uses	Range of residential uses	Multifamily residential uses and a wide range of commercial uses



While no formal plans have been submitted to the City for development review, the Applicant indicates that future redevelopment is intended to be a mixed use.

Applicable Codes



Rezoning:

Pursuant to Section 32-963, decisions or recommendations relating to any change to the official zoning map shall address but is not limited to the effect of the proposed amendment and found that the proposed rezoning:

1. Would not be contrary to the purposes and objectives of the city's comprehensive land use plan.
2. Would not be contrary to the established land use pattern due to the subject site's proximity to existing Transitional Mixed-Use and Transit Core areas.
3. Would not create an isolated district unrelated to adjacent and nearby districts.
4. Would not alter the population density pattern and thereby have an adverse impact upon public facilities such as schools, utilities and streets.
5. Existing RAC Neighborhood subdistrict does not reflect current development patterns along SE 9th Street and the surrounding corridor.
6. Changing conditions surrounding the property, transitioning towards mixed use and higher intensity development, make the amendment necessary.
7. The property could be developed under existing zoning, but with less flexibility and lesser ability to accomplish the RAC's development goals.
8. Would not be out of scale with the needs of the existing neighborhood.

Findings



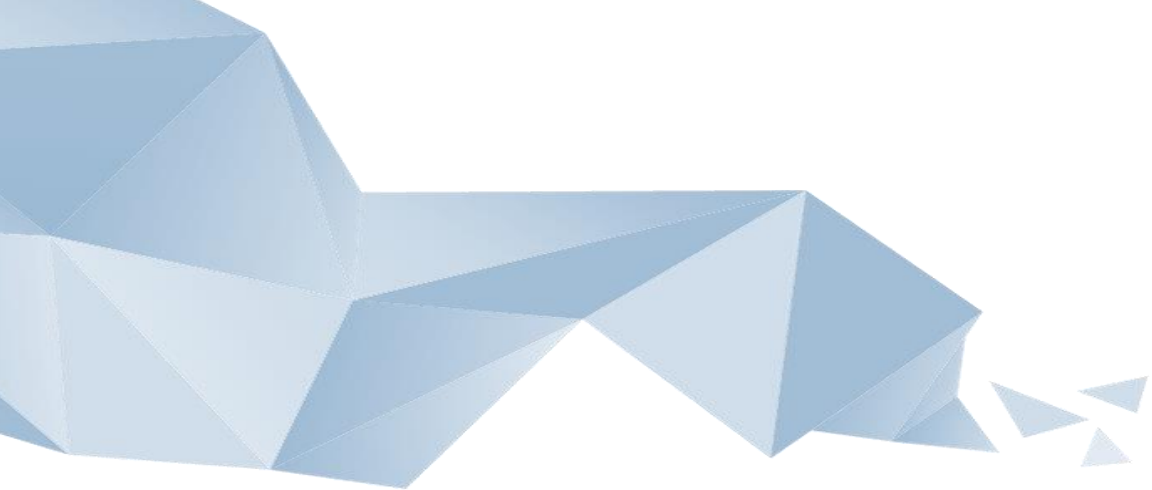
Rezoning:

The application was reviewed and found compliant with standards and criteria per Section 32-963 for rezonings.

Recommendation



Staff recommends the City Commission approve the request to rezone the subject property.



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