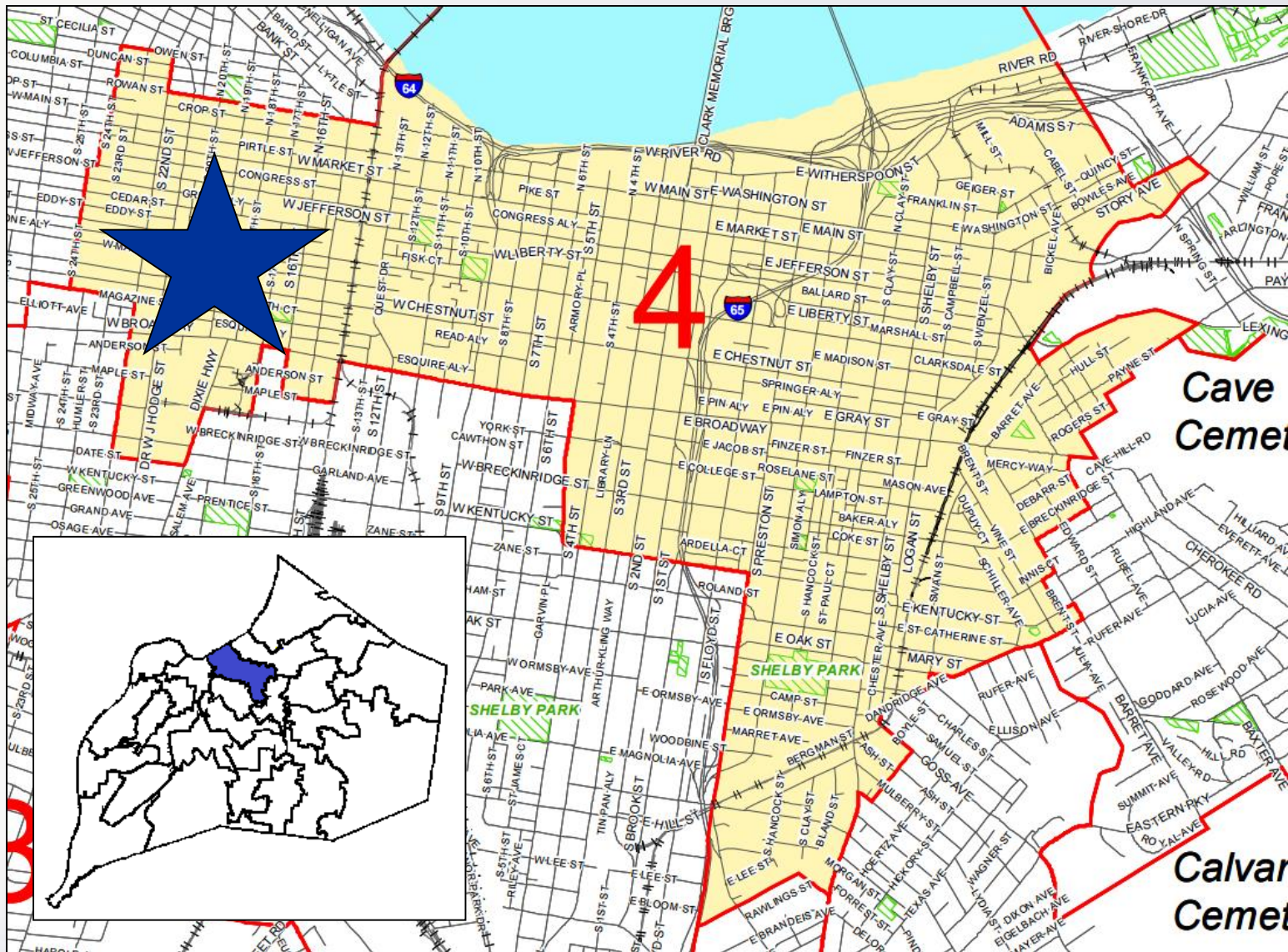


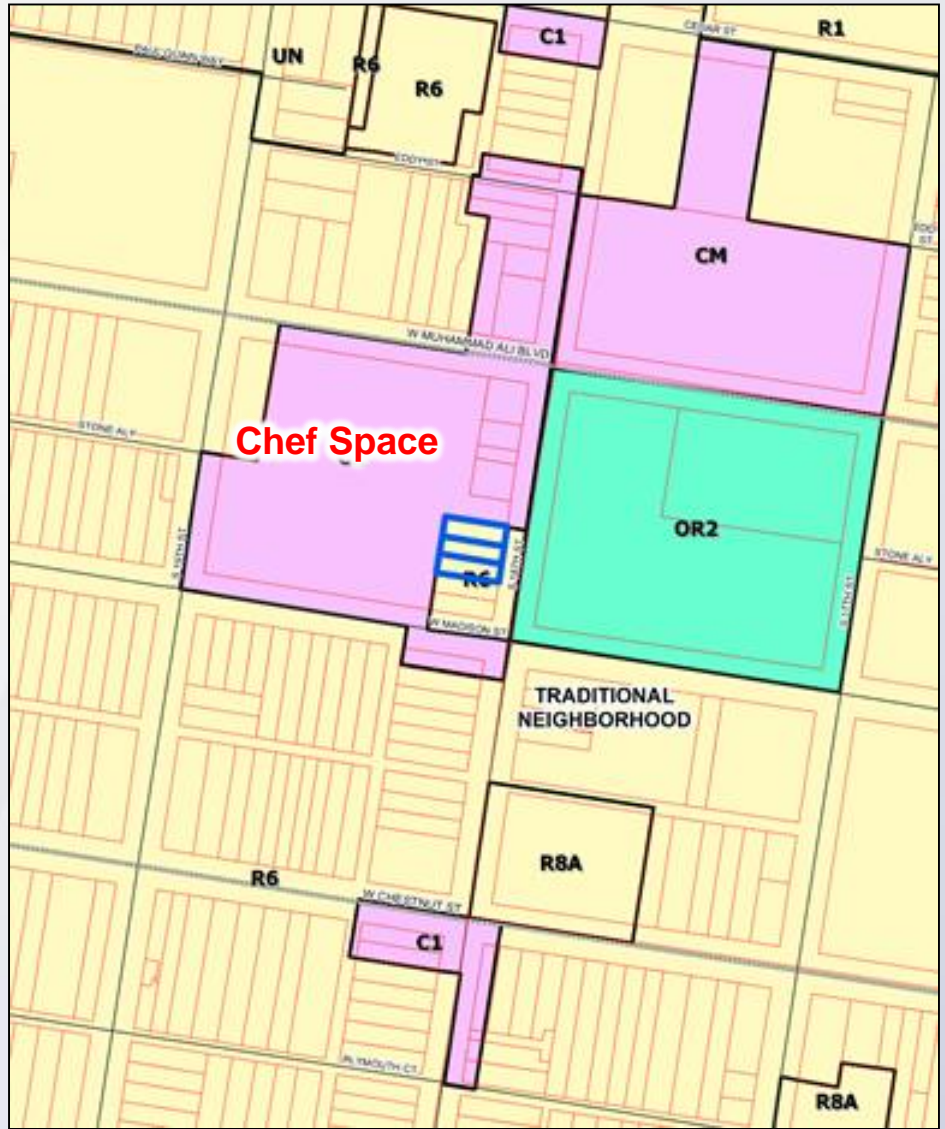
**19-ZONE-0072**  
**18<sup>TH</sup> STREET INCUBATOR**

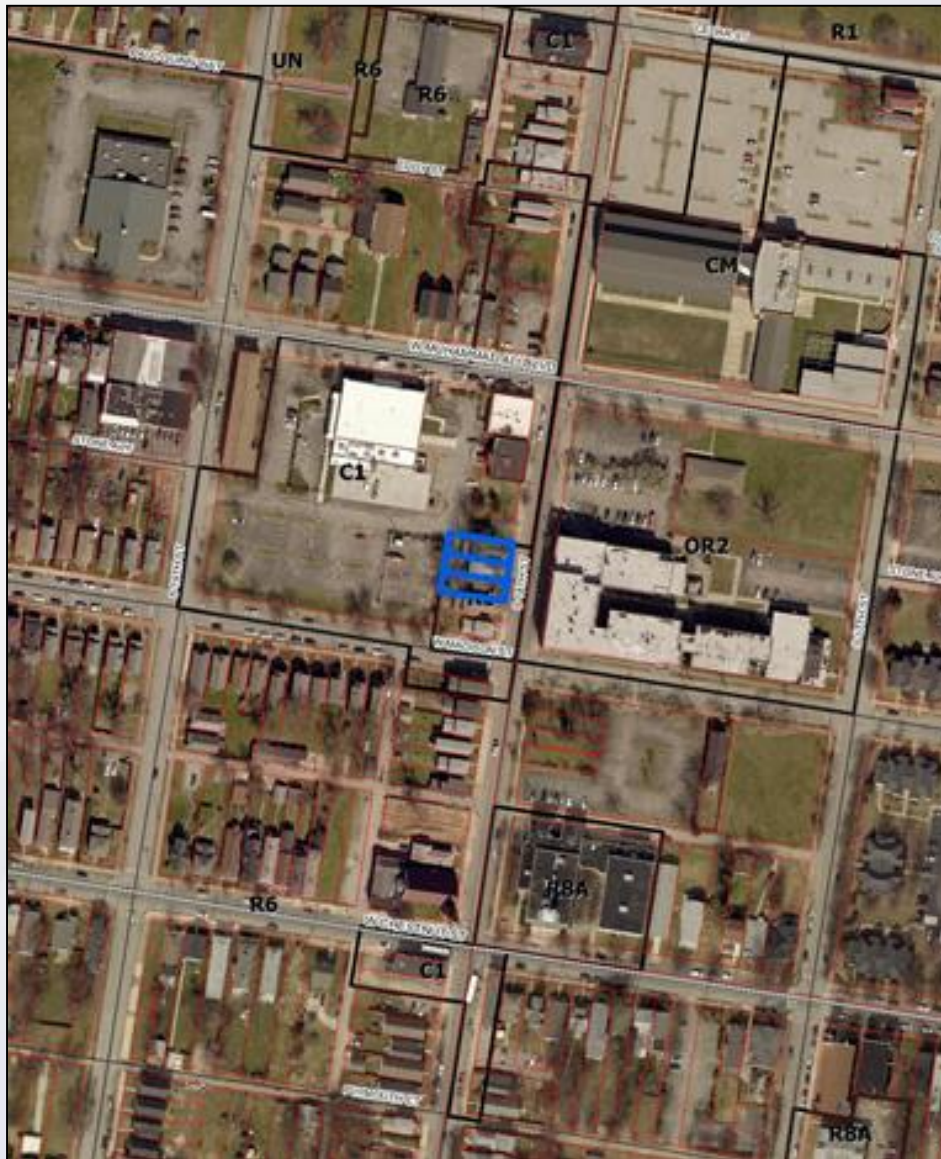


**Planning & Zoning Committee**  
**July 28, 2020**



516-520 S 18<sup>th</sup> Street  
 District 4 - Barbara Sexton Smith





# Requests

- Zoning change from R-6 Multi Family Residential to C-1 Commercial
- Detailed District Development Plan with Binding Elements

# Case Summary

- Currently developed with two single family residences, shotgun houses
- Redeveloped into incubator restaurants
- Adjacent to, and affiliated with, Chef Space

# Site Photos - Site Context



View of site from S 18<sup>th</sup> Street

# Site Photos - Surrounding Areas

Russell  
Apartments  
across S 18<sup>th</sup>  
Street

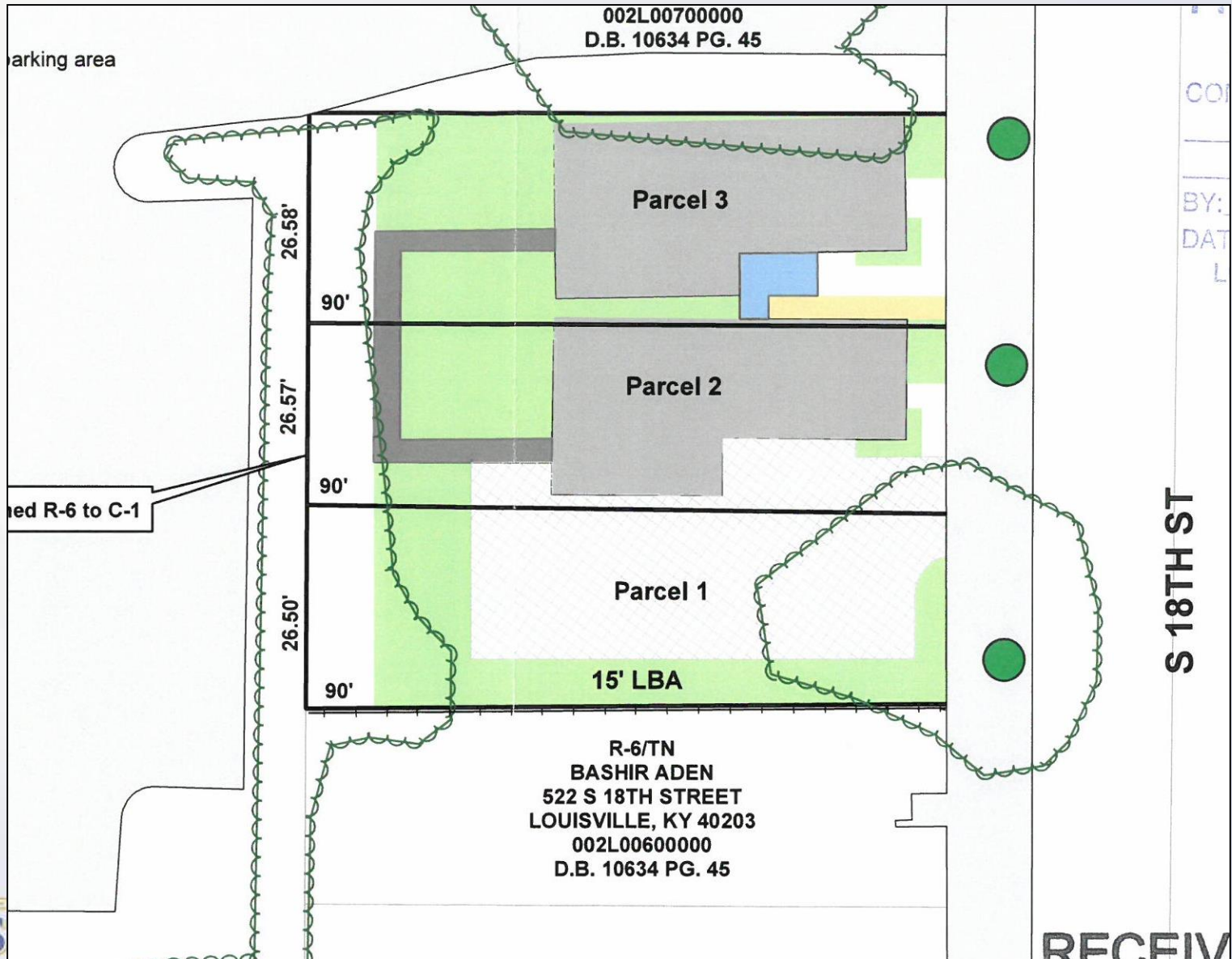


Entry into  
Chef Space  
parking lot





# Applicant's Development Plan



# Rendering



# Public Meetings

- Neighborhood Meeting held on 7/24/2019
  - 13 people attended the meeting.
- LD&T meeting on 2/27/2020
- Planning Commission public hearing on 6/18/2020
  - No one spoke in opposition.
  - Motion to recommend approval of the change in zoning from R-6 to C-1 passed by a vote of 7-0 (two members were not present).