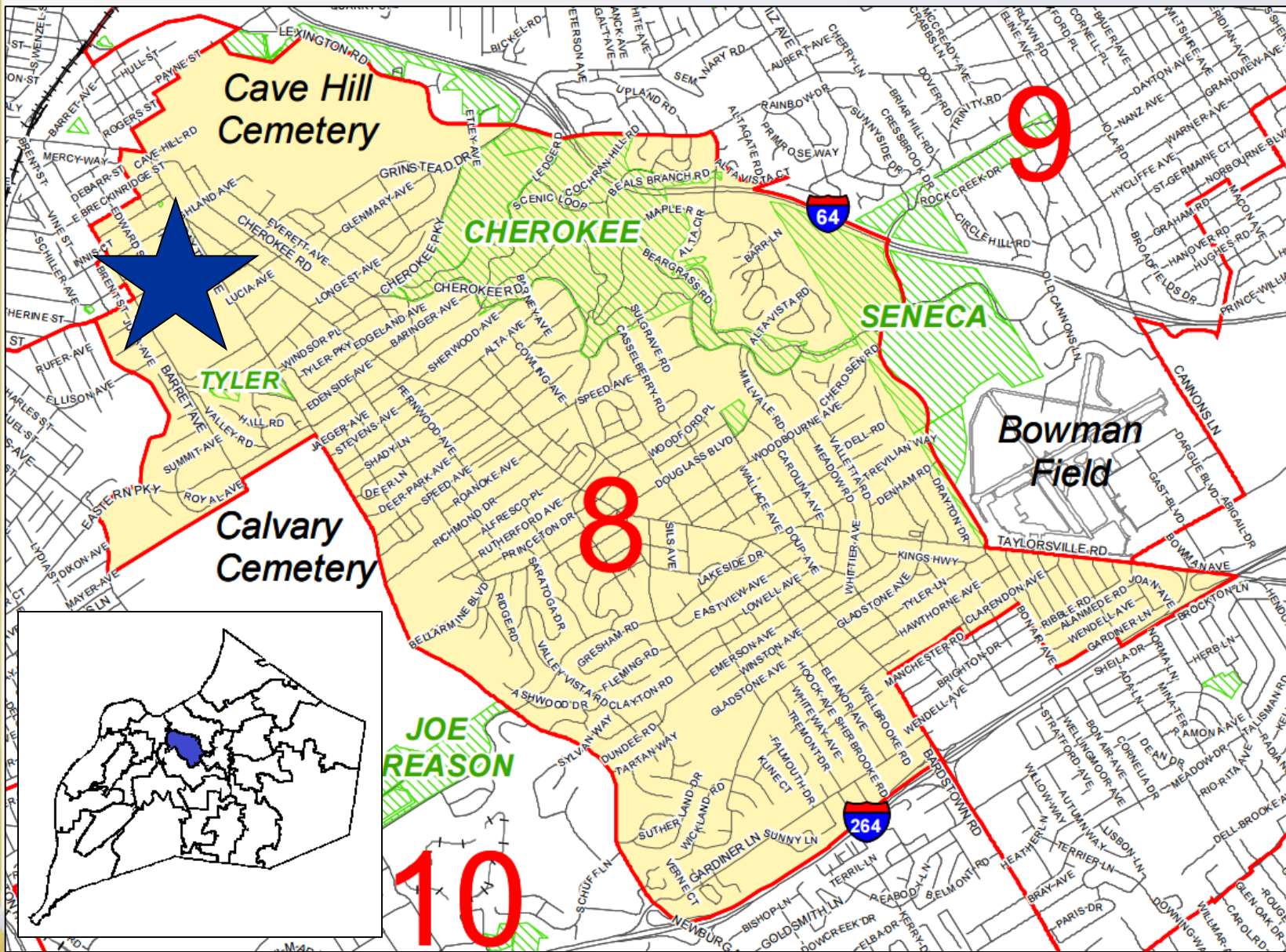
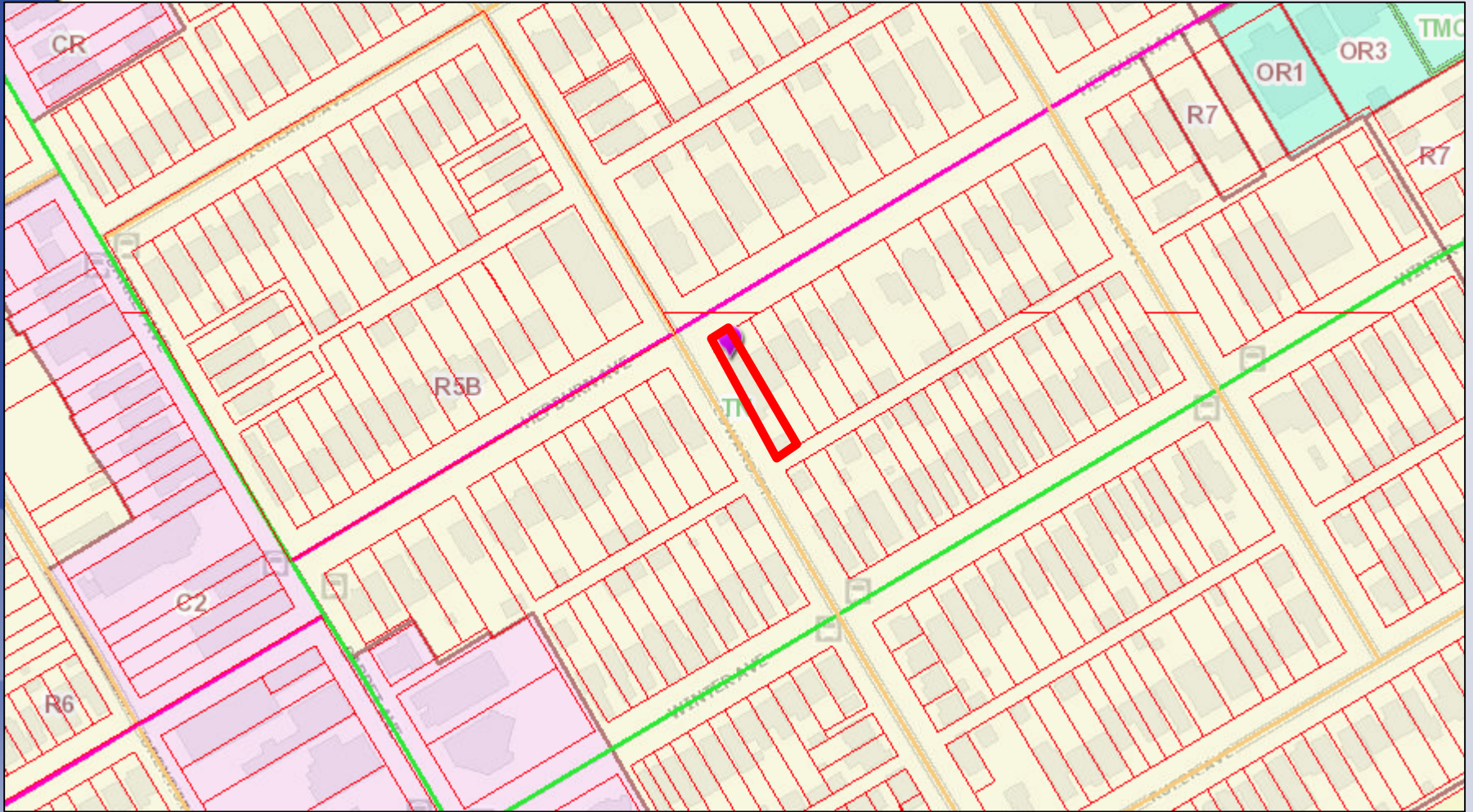


19-ZONE-0060
1400 HEPBURN AVENUE



Planning & Zoning Committee
May 5, 2020





Existing: R-5B/TN
Proposed: R-8A/TN



Existing: Multi-Family
Proposed: Multi-Family

Requests

- Zoning change from R-5B Two Family Residential to R-8A Multi-Family Residential on 0.11 acre
- Waiver from 10.2.4.B.1 to allow existing structures to encroach into the required property perimeter LBA
- Detailed District Development Plan with Binding Elements

Case Summary

- Currently used as a six-plex
- Proposed to rezone to continue use of the six-plex

Site Photos-Site Context

View of subject property from Edward & Hepburn



View from Hepburn Avenue



Public Meetings

- Neighborhood Meeting held on 9/3/2019
 - 13 people attended the meeting.
- LD&T meeting on 10/24/2019
- Planning Commission public hearing on 12/19/2019 and 3/5/2020
 - Two people spoke in opposition.
 - The Commission recommended denial of the zoning map amendment from R-5A to R-8A by a vote of 4-3 (two members were absent).