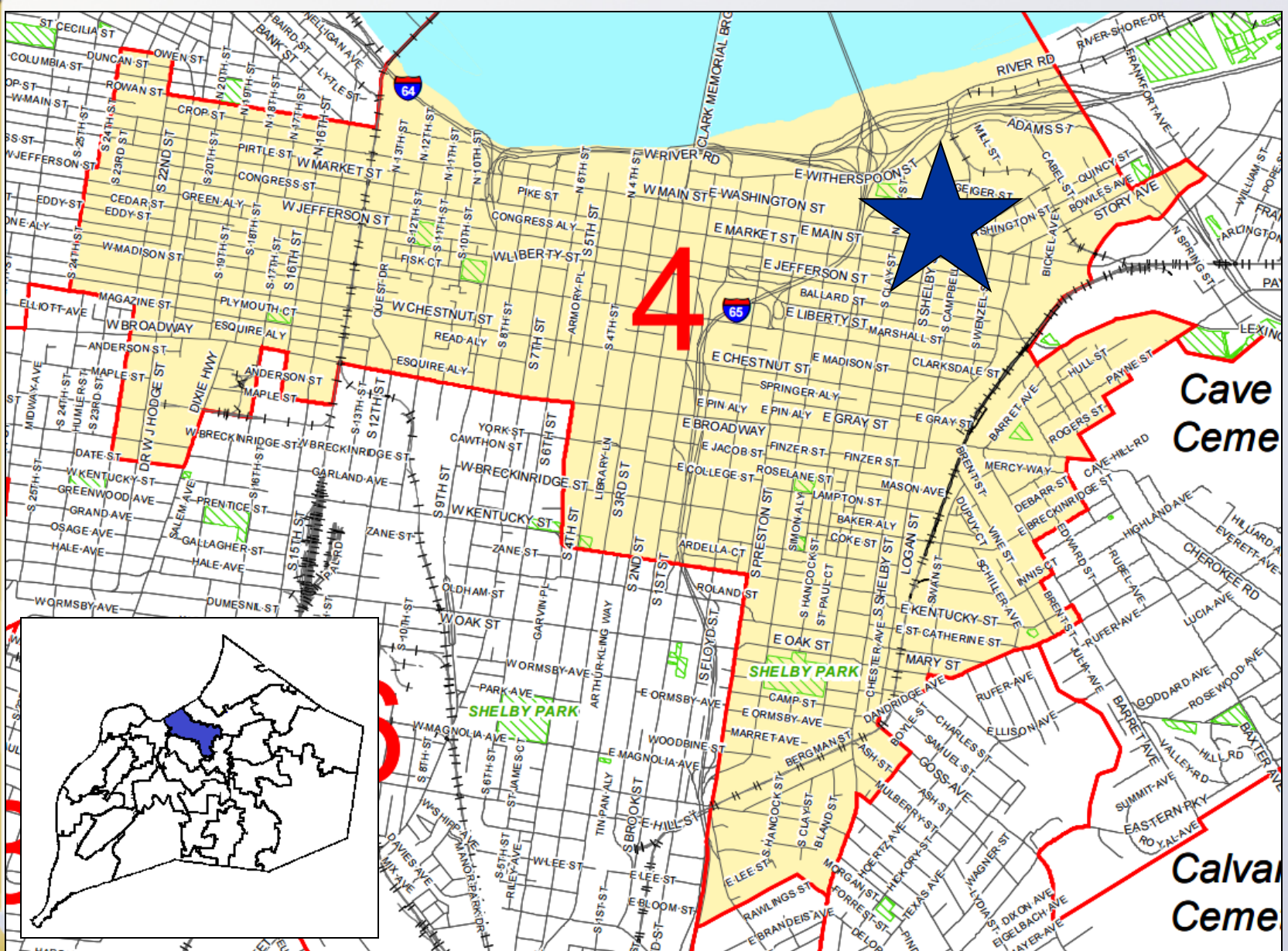


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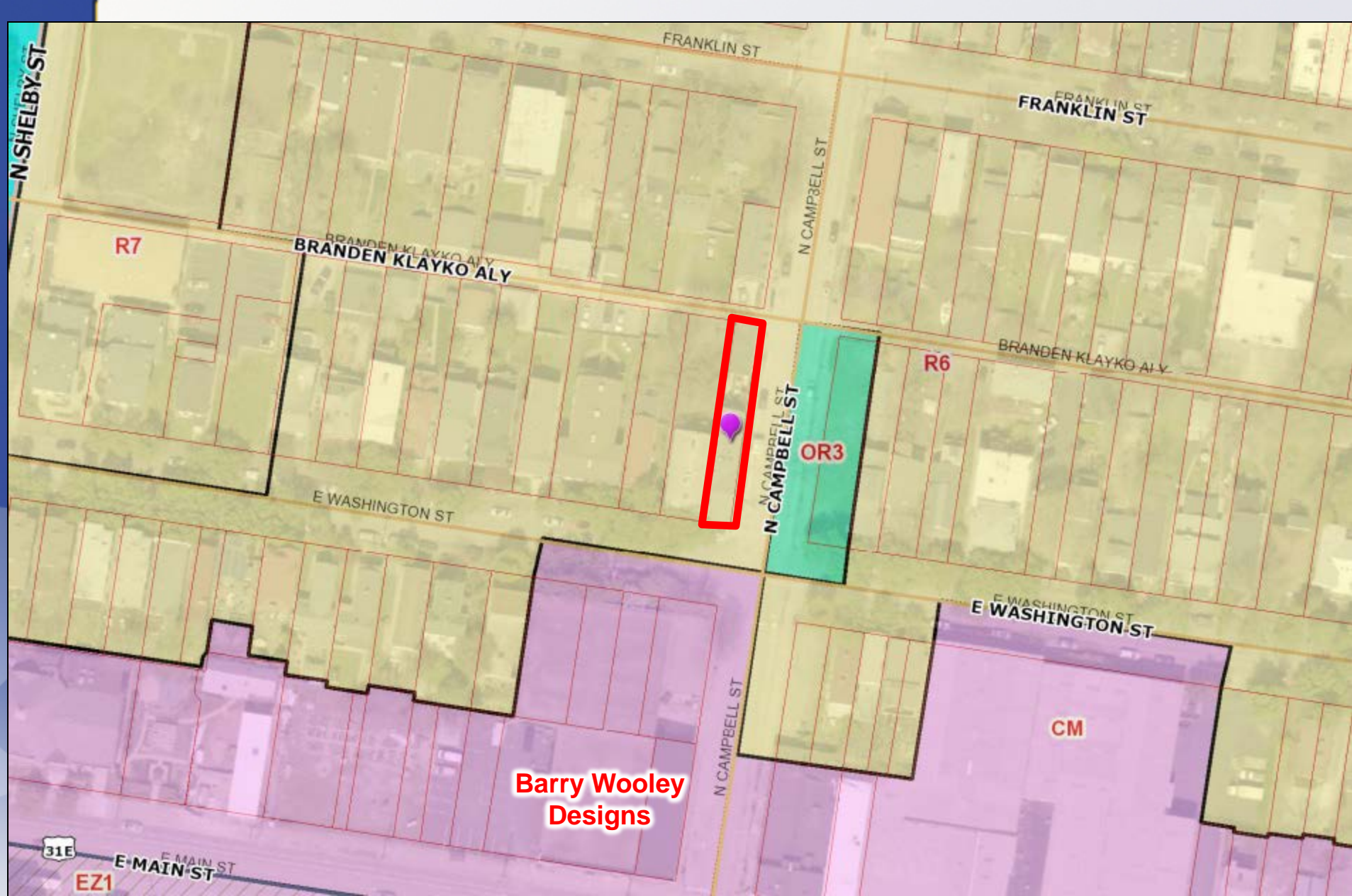
841 E. WASHINGTON STREET



**Planning, Zoning & Annexation Committee
November 13, 2018**

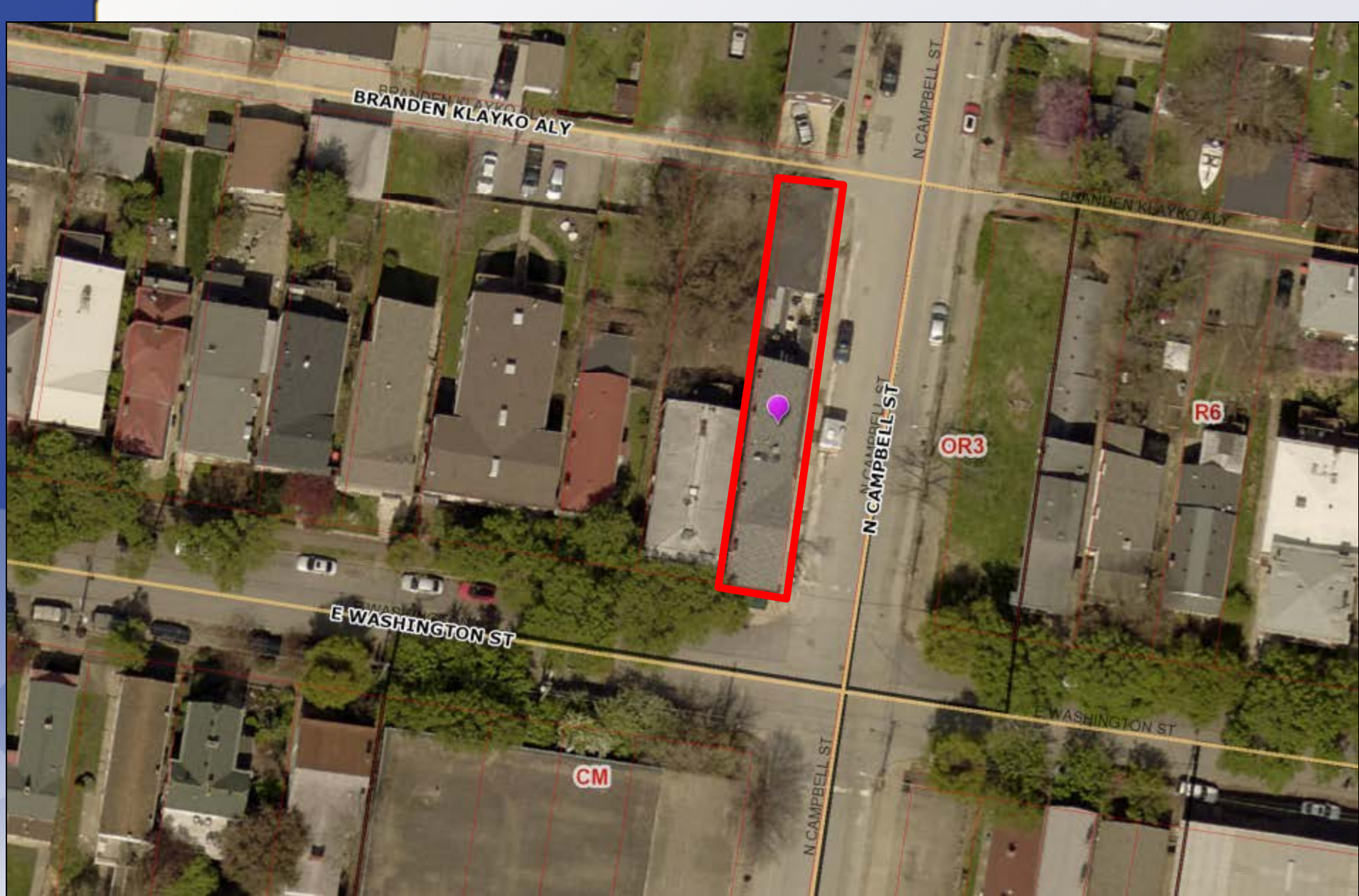


841 E. Washington Street
 District 4 - Barbara Sexton Smith



**Barry Wooley
Designs**

Existing: R-6/TN
Proposed: C-R/TN



Request(s)

- Change in zoning from R-6 to C-R
- Waiver from Chapter 10.2.4 to not provide a LBA or planting/screening materials along the west property line
- Detailed District Development Plan with Binding Elements

Case Summary

- Permit a commercial use
- Butchertown neighborhood
- Existing 2-story structure
- Existing retail use with non-conforming rights
- On street parking

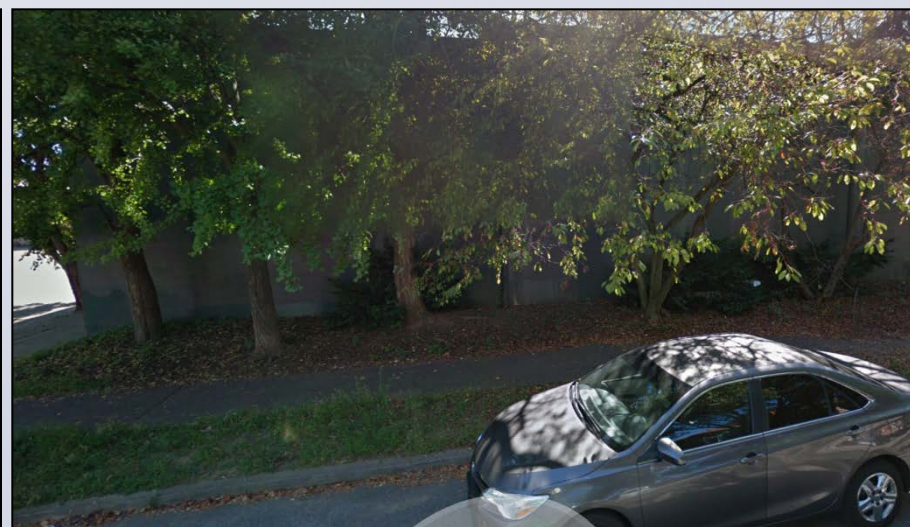
Neighborhood Plan

- Butchertown Neighborhood Plan (2008)
 - The Butchertown Neighborhood Plan encourages mixed-uses, connectivity and multiple transportation options.

Site Photos-Subject Property



Site Photos-Surrounding Areas



Public Meetings

- Neighborhood Meeting
 - Conducted by the applicant, 3 people attended the meeting
- LD&T meetings on 9/13/2018
- Planning Commission public hearing on 10/18/2018
 - No one spoke in opposition.
 - The Commission recommended approval of the change in zoning from R-6 to C-M with a vote of 9-0 (one member was not present).