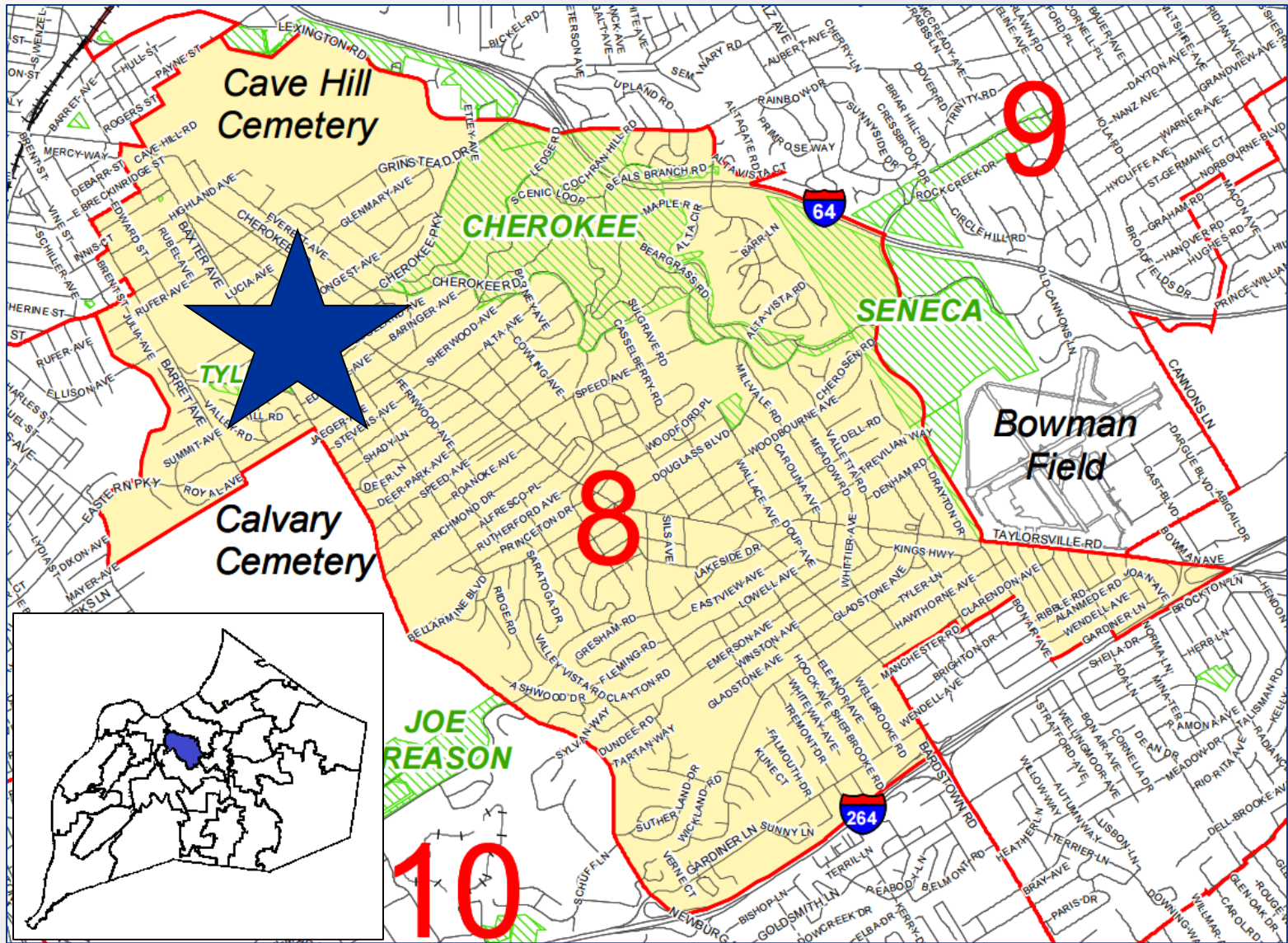


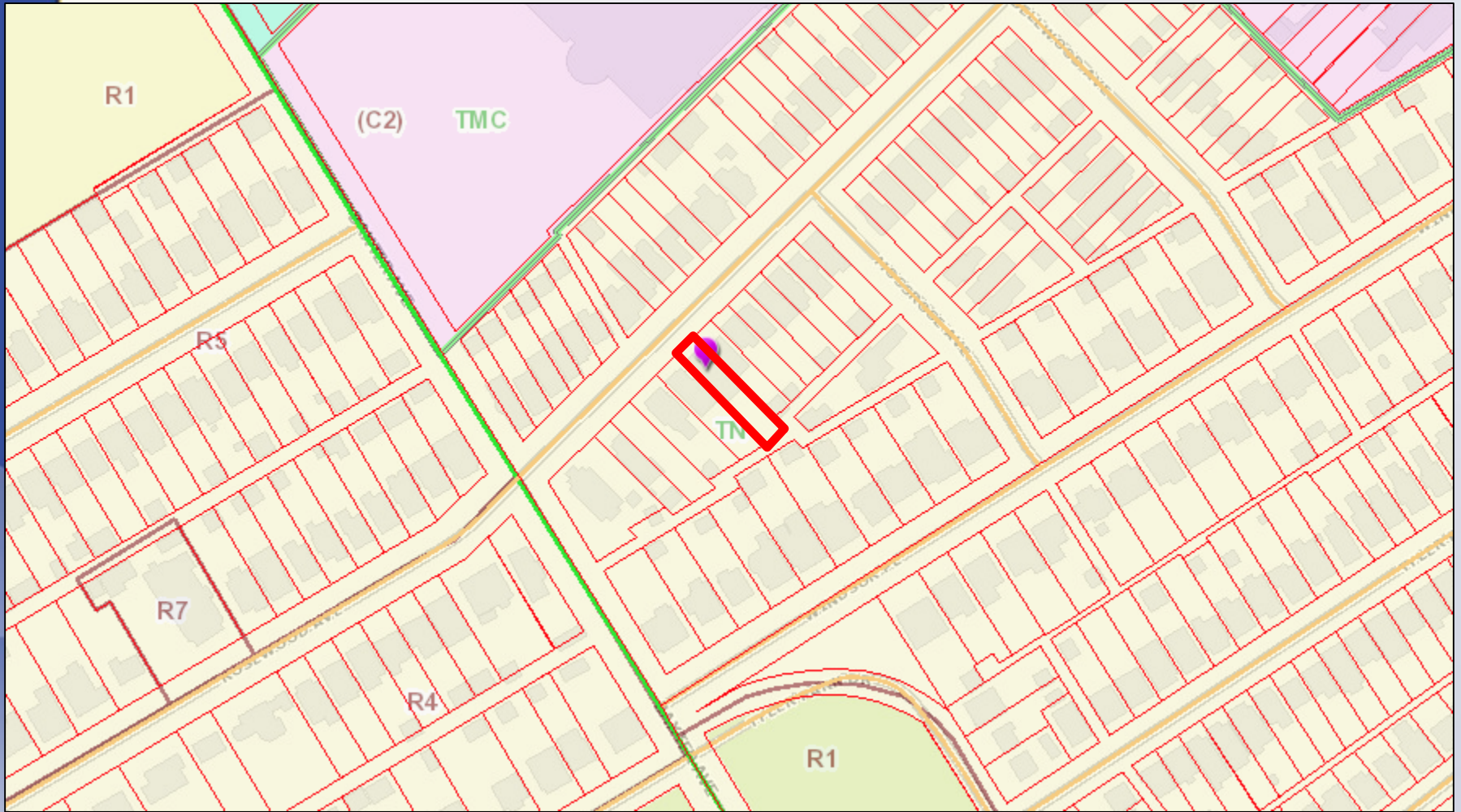
20-ZONE-0058

1616 ROSEWOOD AVENUE



Planning & Zoning Committee
October 27, 2020





Existing: R-5/TN
Proposed: R-6/TN



**Existing: Single Family
Proposed: Single Family**

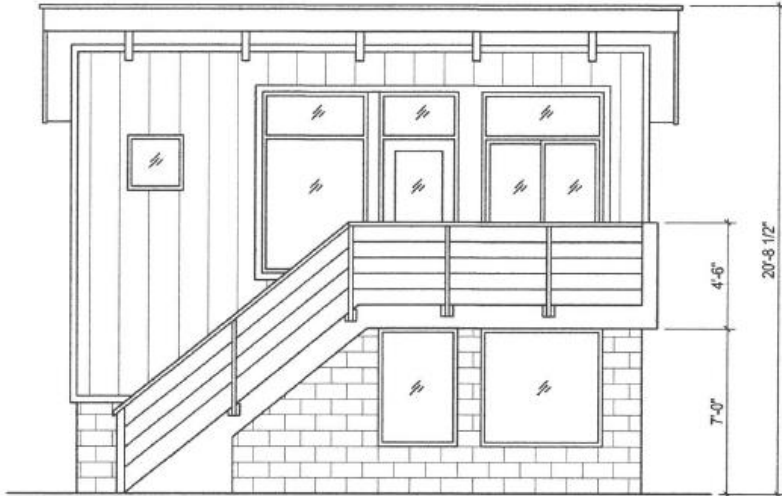
Requests

- Change-in-Zoning from R-5 to R-6
- Landscape Waiver
- Detailed District Development Plan

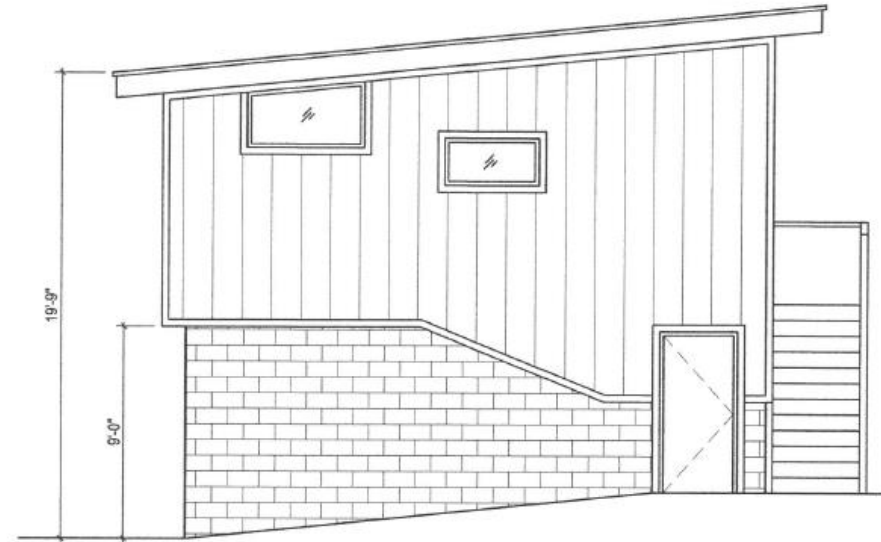
Case Summary

- An accessory apartment is proposed at the rear of the property
- Due to the current floor area ratio (FAR) in excess of the maximum for the district, a conditional use permit for an accessory apartment could not be approved and a zoning change to a district permitting the proposed FAR is needed.
- The proposed FAR is 0.74. The maximum for the district is 0.75.
- The change in zoning would allow for no more than two-dwelling units on the property.

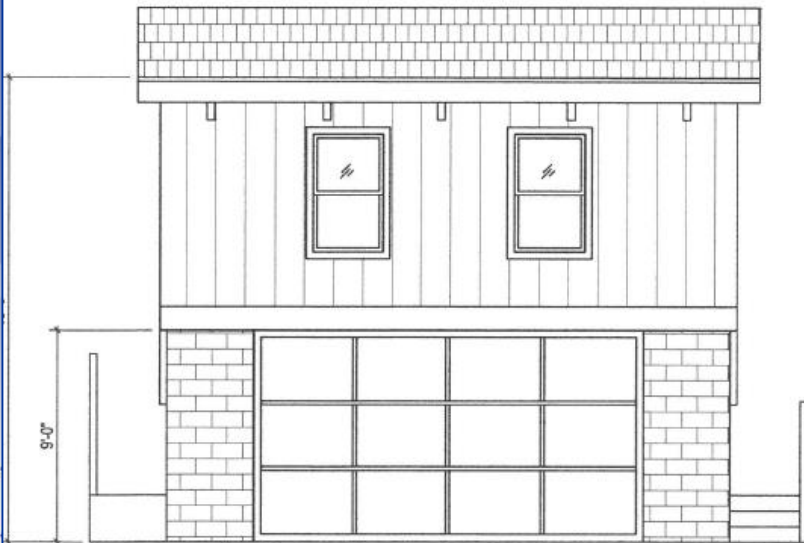
Applicant's Elevations



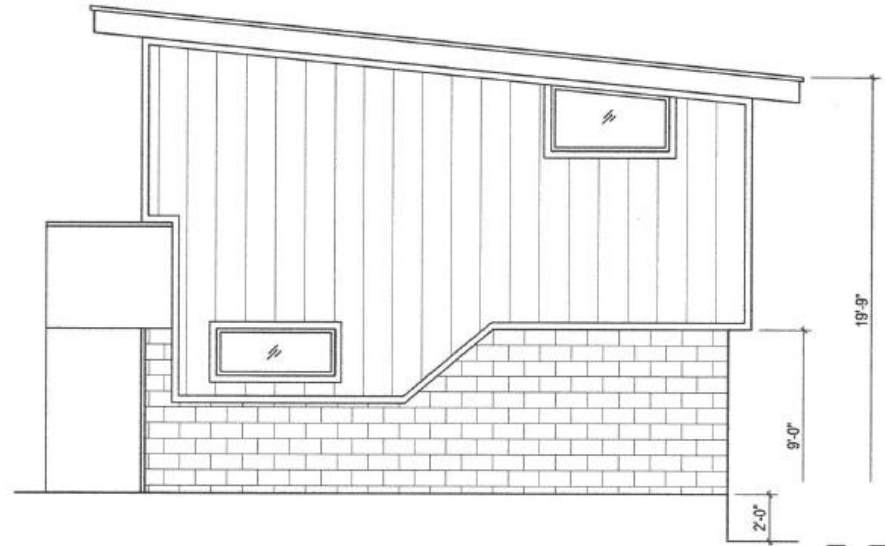
1 BACK YARD ELEVATION
SCALE: 3/16" = 1'-0"



2 EAST (1618) ELEVATION
SCALE: 3/16" = 1'-0"

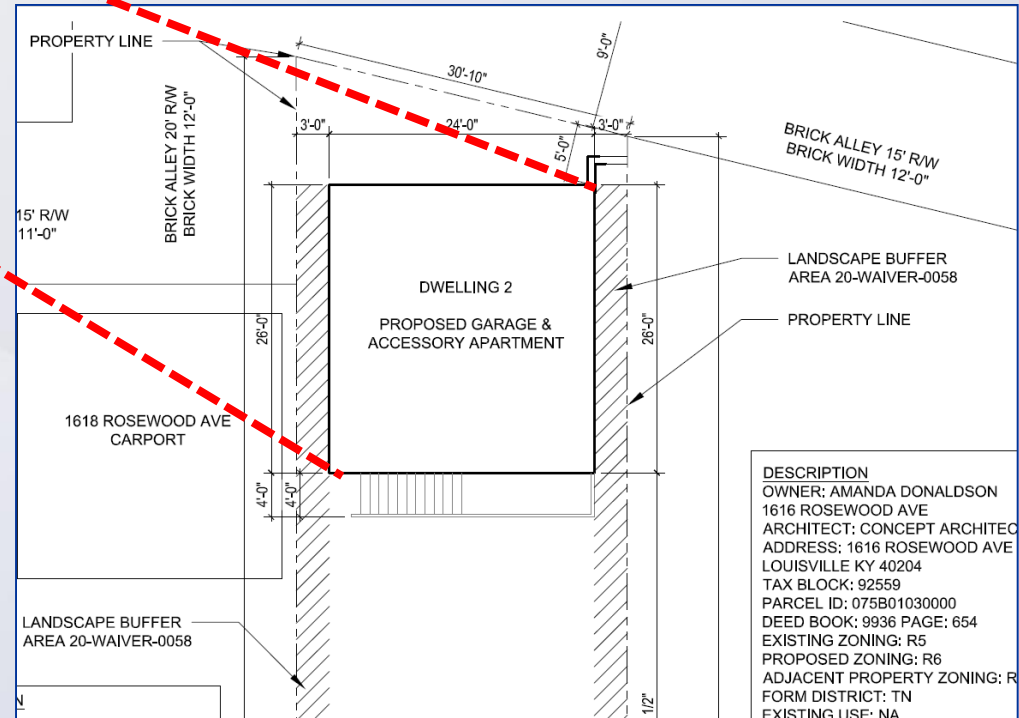
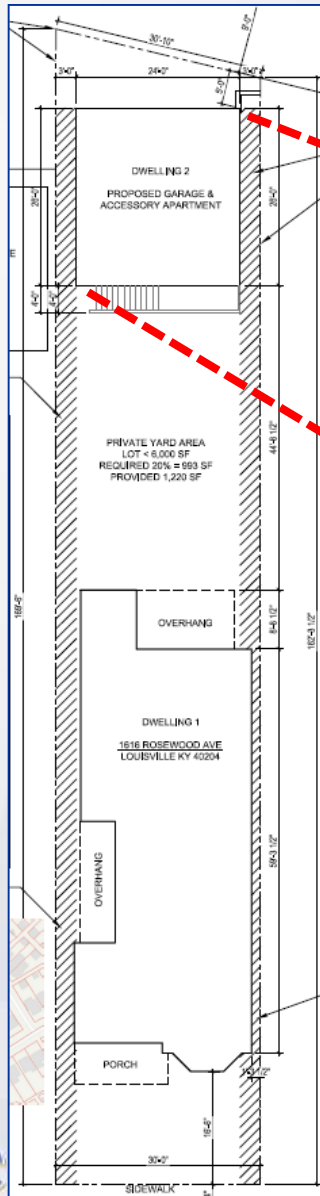


3 ALLEY ELEVATION



4 WEST (1614) ELEVATION

Applicant's Proposed Plan



Public Meetings

- Neighborhood Meeting held on 6/24/2020
 - 11 people attended the meeting.
- LD&T meeting on 8/27/2020
- Planning Commission public hearing on 10/1/2020
 - Five people spoke in opposition.
 - Motion to recommend approval of the change in zoning from R-5 to R-6 passed by a vote of 9-0.