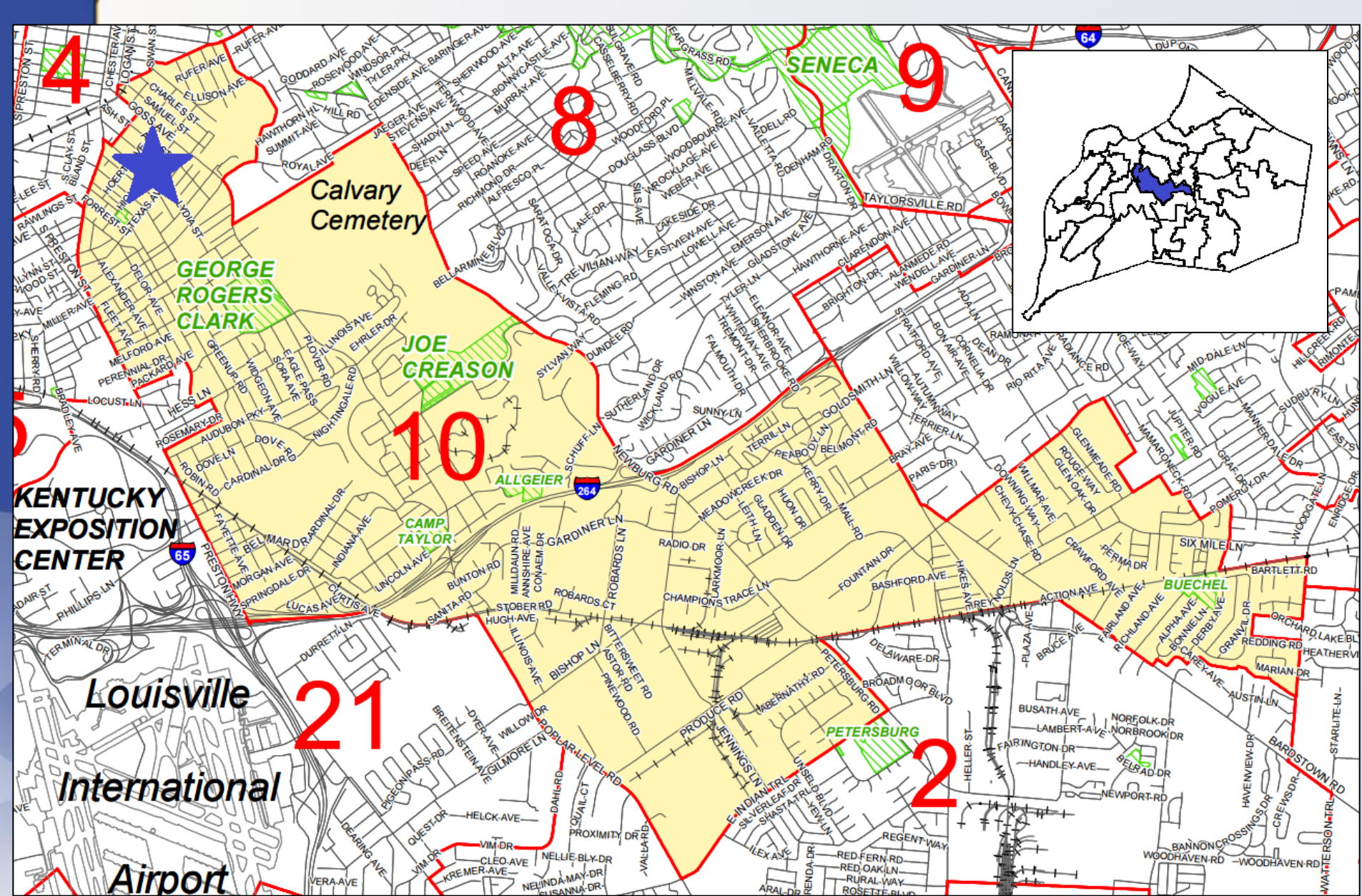


16ZONE1050

Lydia House



Planning/Zoning, Land Design & Development
March 28, 2017



Requests

- Change in zoning from R-5 to C-2 for 0.165 acres (1101 & 1103 Lydia St.)
- Detailed District Development Plan
 - Waiver #1 from Chapter 10, Part 2, Table 10.2.4 to not provide a property perimeter LBA for the west side of the duplex property (1103 Lydia St.)
 - Waiver #2 from Chapter 10, Part 2, Table Section 10.2.10 to not provided a 5 foot VUA LBA for the two parking spaces at the rear of the duplex property (1103 Lydia St.)
- Binding Elements

Case Summary / Background

- Applicant requests rezoning to allow an existing restaurant to have indoor and outdoor alcohol sales and consumption and to allow all types of alcohol to be served, rather than beer only.
- No exterior modifications are proposed on the property if the rezoning is granted.
- Two parcels subject to this request.
 - One with existing 2,029 square-foot restaurant and 1,253 square-foot residence directly above
 - Other is immediately adjacent with a 1,900 square-foot duplex and restaurant's outdoor dining (345 SF).
- The properties combined are a total of 50 feet in width and 7,202 square feet.
- Applicant requests waivers related to the required LBA between duplex and adjacent single-family and required VUA LBA at rear.

Zoning/Form Districts



Subject Property:

- Existing: R-5/TN
- Proposed: C-2/TN

Adjacent Properties:

- Existing: R-5/TN

Aerial Photo / Land Use

Subject Property:

- Existing: Upper-Story Res / Restaurant and Duplex
- Proposed: Upper-Story Res / Restaurant with indoor & outdoor alcohol sales and consumption and Duplex

Adjacent Properties:

- Northeast (across alley): SFR
- Southwest (across Lydia Street): Vacant commercial
- Southeast: SFR
- Northwest (across Hickory Street): SFR
- East (diagonal across the intersection of Lydia and Hickory): Tavern



Site Photos-Subject Property



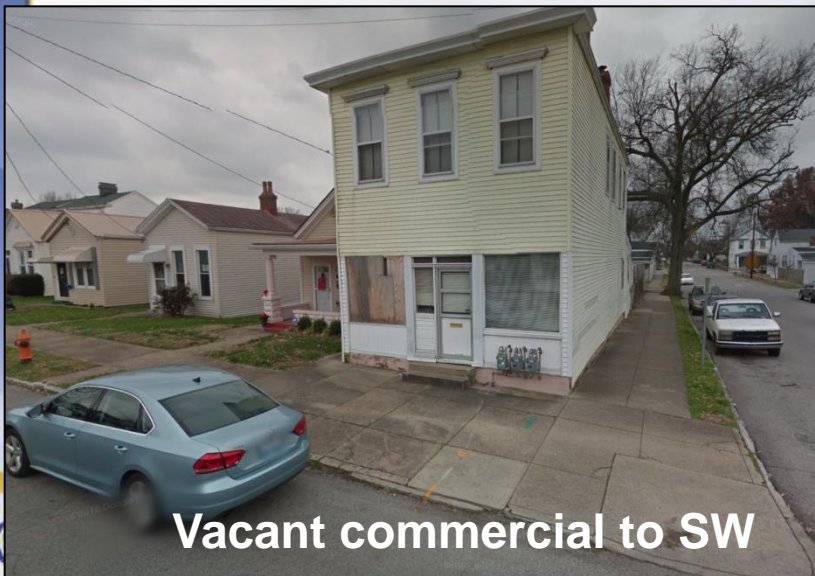
Site Photos-Surrounding Areas



Single-family to NW



Tavern to E

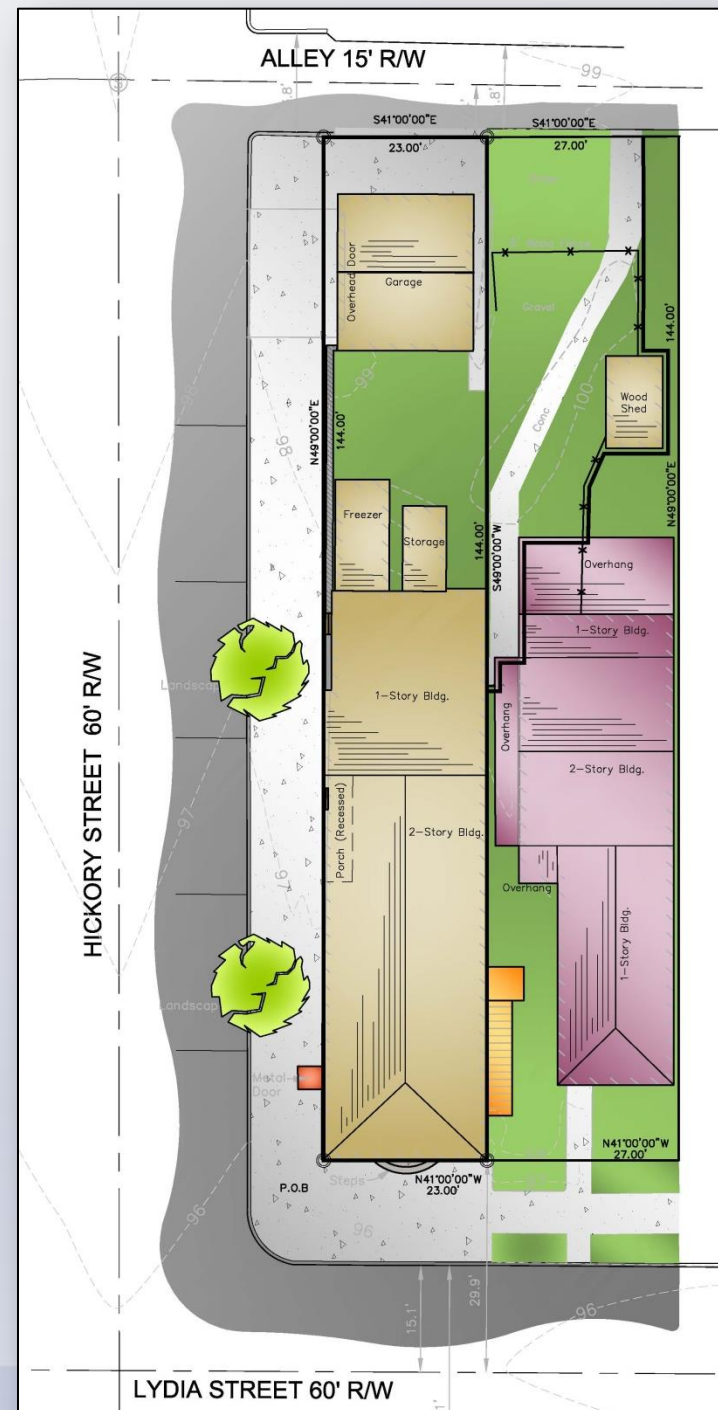


Vacant commercial to SW



Single-family to SE

- R-5 to C-2 to serve all types of alcohol, indoor and outdoor consumption
- Restaurant with upper-story residential
- Duplex
- Outdoor seating area for restaurant on duplex property
- 6 on-street parking credits
- 2 garage parking spaces
- 2 spaces off the alley



PC Recommendation

- The Planning Commission conducted public hearings on 3/2/2017
- No one spoke in opposition
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission recommended approval of the zoning map amendment from R-5 to C-2 by a vote of 9-0 (9 members voted)