

16ZONE1004

Butcher Block



Planning/Zoning, Land Design & Development
July 19, 2016

Request(s)

- Change in zoning from R-6 to C-2 on 0.3 acres
- Variance from Chapter 5.2.2C the Land Development Code to allow proposed parking to encroach into the required yard on lots 3, 4, 8, 9, and 10
- Waivers:
 1. Waiver from Chapter 10.2.4 to eliminate the LBAs and planting requirements on lots 1, 2, and 10.
 2. Waiver from Chapter 10.2.10 to eliminate the required VUA LBA and plantings along the alley for Lots 3, 4, 9 & 10
- Detailed District Development Plans and General Plan

Case Summary / Background

- Rezoning three existing residential structures (4 lots total)
- Butchertown Historic Preservation District
- Redevelopment and renovation for mixed use (All structures will remain)
- Six structures along Main Street will also be renovated for mixed use
- Common boardwalk to the rear
- Parallel parking and turnaround area along existing 12' alley
- 5 off-street parking spaces

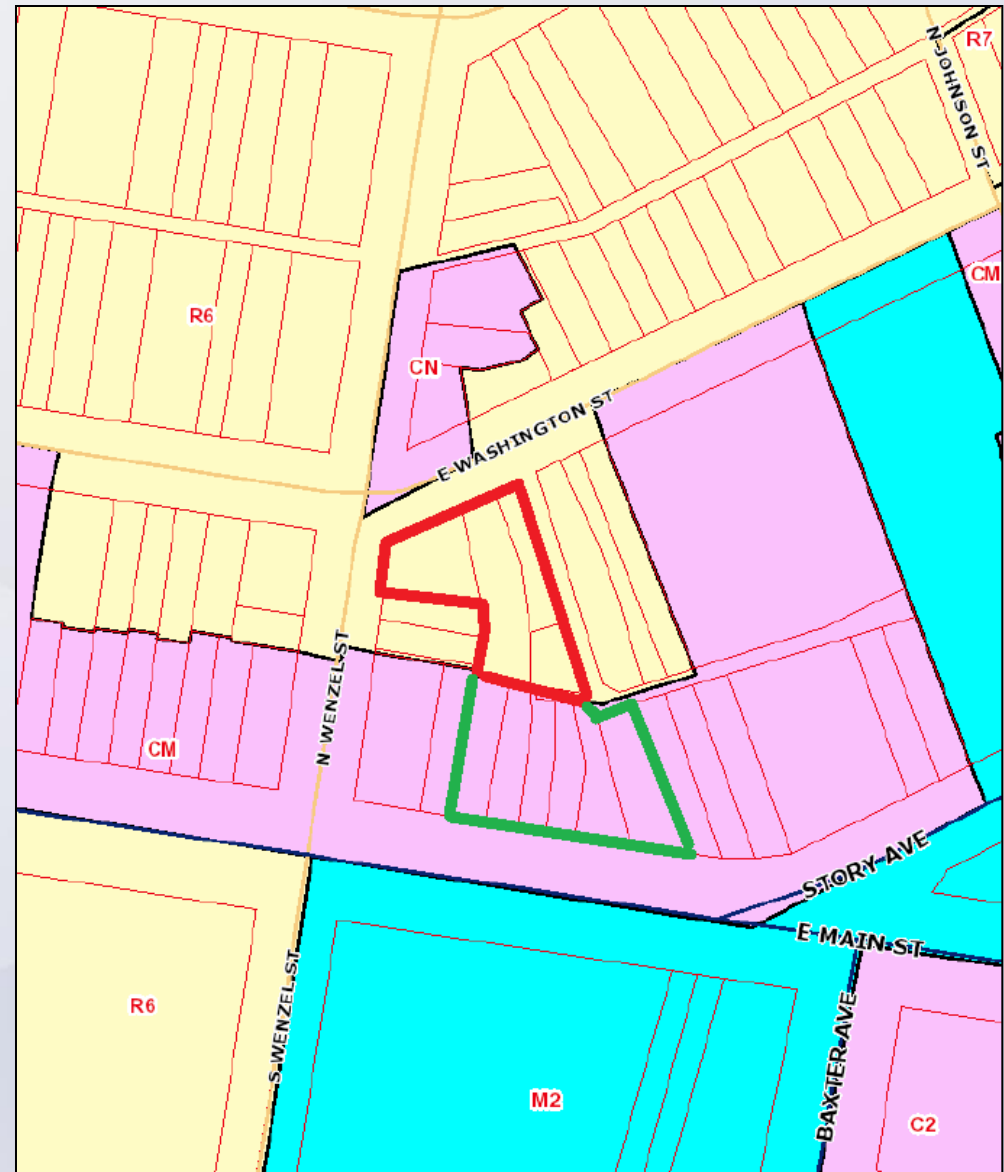
Zoning/Form Districts

Subject Property:

- Existing: R-6/TN
- Proposed: C-2/TN

Adjacent Properties:

- North: CN, R-6/TN
- South: R-6, CM/TN/TMC
- East: R-6/TN
- West: R-6/TN/TMC



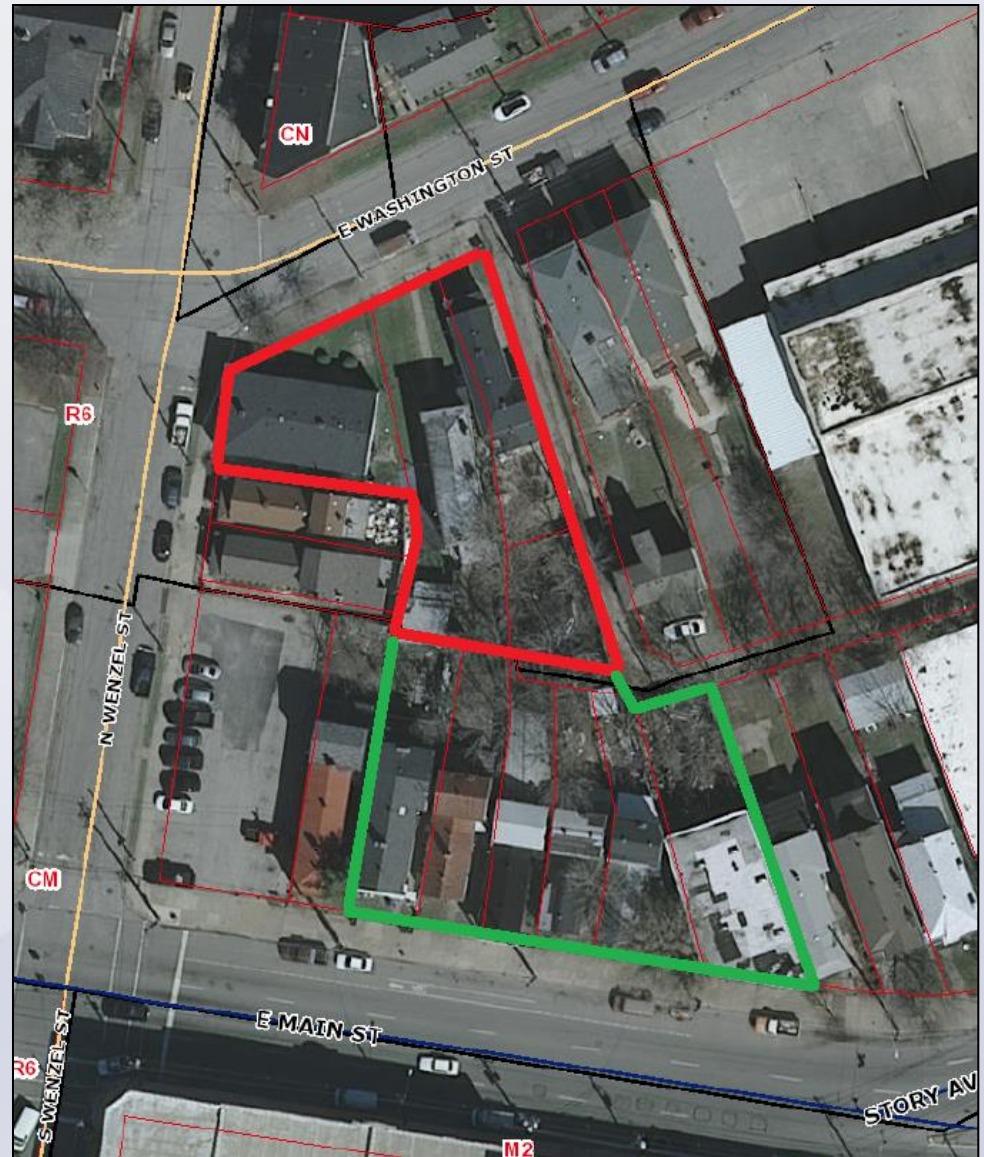
Aerial Photo/Land Use

Subject Property:

- Existing: Residential
- Proposed: Mixed Use

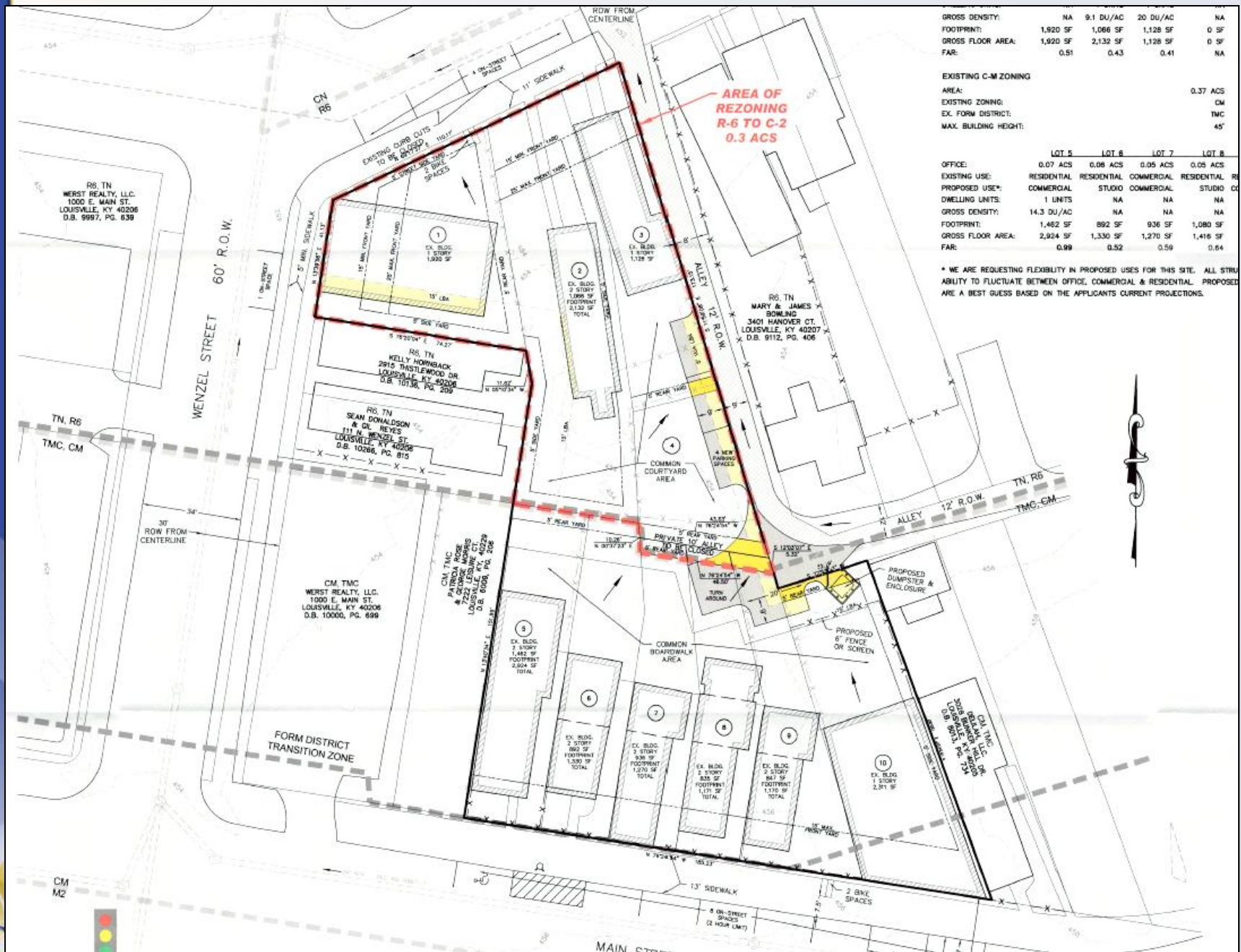
Adjacent Properties:

- North: Commercial/ Residential
- South: Commercial/ Residential
- East: Residential
- West: Parking lot



Site Photos-Subject Property





PC Recommendation

- Public Hearing was held on 6/2/2016
 - Two people 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-6 to C-2 by a vote of 7-0-1 (8 members voted)