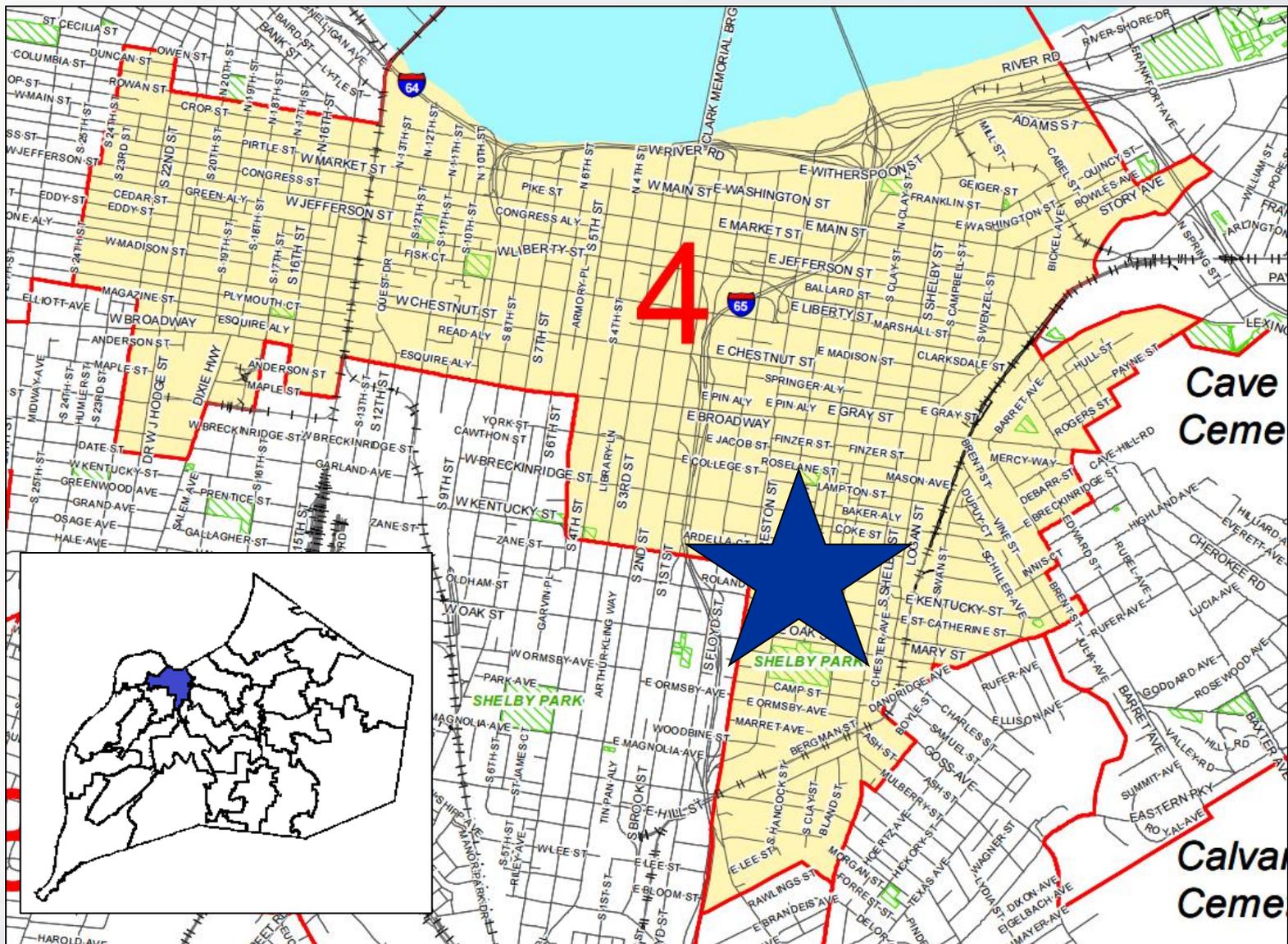


20-ZONE-0079
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Planning & Zoning Committee
February 2, 2021



531 E. Kentucky Street
District 4 - Jecorey Arthur



Existing: U-N/TN
Proposed: R-6/TN



Existing: Residential
Proposed: Boarding & Lodging House

Requests

- Zoning change from U-N Urban Neighborhood to R-6 Multi-Family Residential (4,025 sf)
- Waiver from 10.2.10 to allow encroachment into the required VUA LBA (20-WAIVER-0115)
- Conditional Use Permit for a boarding and lodging house (LDC 4.2.11) (20-CUP-0109)
- Detailed District Development Plan with Binding Elements

Case Summary

- Smoketown - Smoketown/Shelby Park Neighborhood Plan
- No treatment on site

Prior Cases on Site

- 9-81-02 - rezoned to U-N under areawide rezoning recommended by the neighborhood plan

Case Summary

- Currently developed with a single-family residence
- Structure is proposed to be preserved and re-used
- CUP for boarding and lodging house for women with substance abuse and mental health issues
 - 7 boarders

Site Photos-Site Context



View of site from E Kentucky Street

Photos



Site Photos-Surrounding Areas



Neighboring properties on E Kentucky St

Neighboring properties on E Kentucky St



Public Meetings

- Neighborhood Meeting held on 7/8/2020
- LD&T meeting on 11/12/2020
- Planning Commission public hearing on 12/17/2020
 - No one spoke in opposition.
 - Motion to recommend approval of the change in zoning from U-N to R-6 passed by a vote of 9-0 (one was not present).