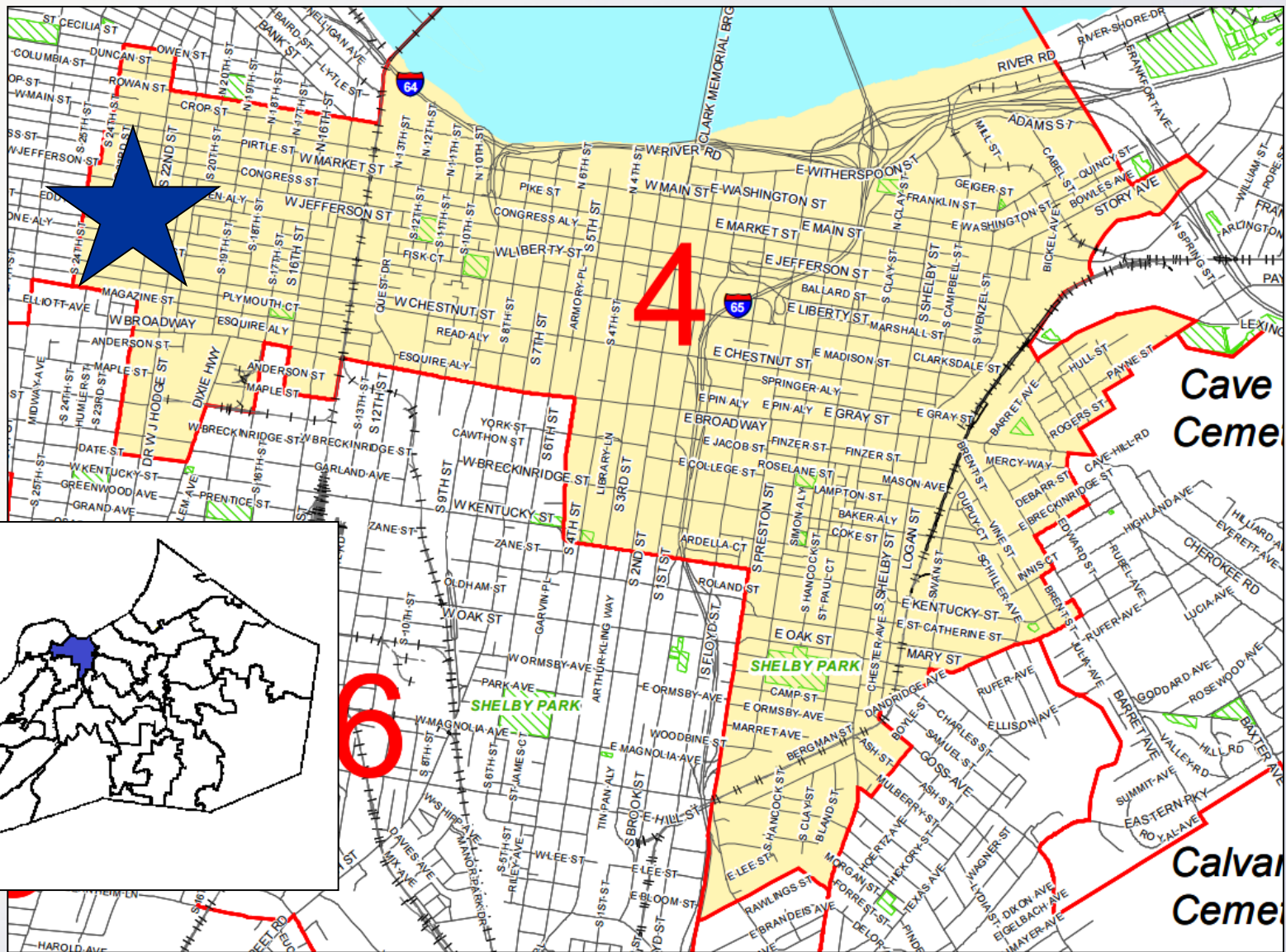


19ZONE1059 ZION MANOR II

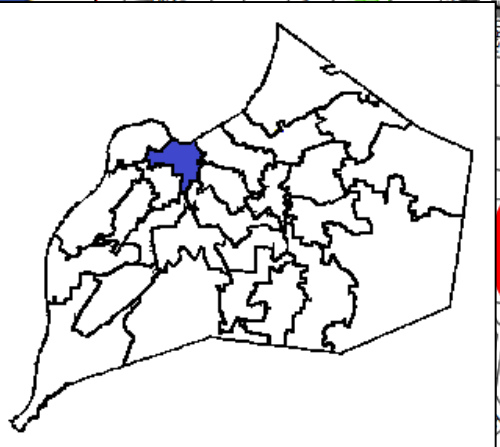


**Planning & Zoning Committee
July 30, 2019**



4

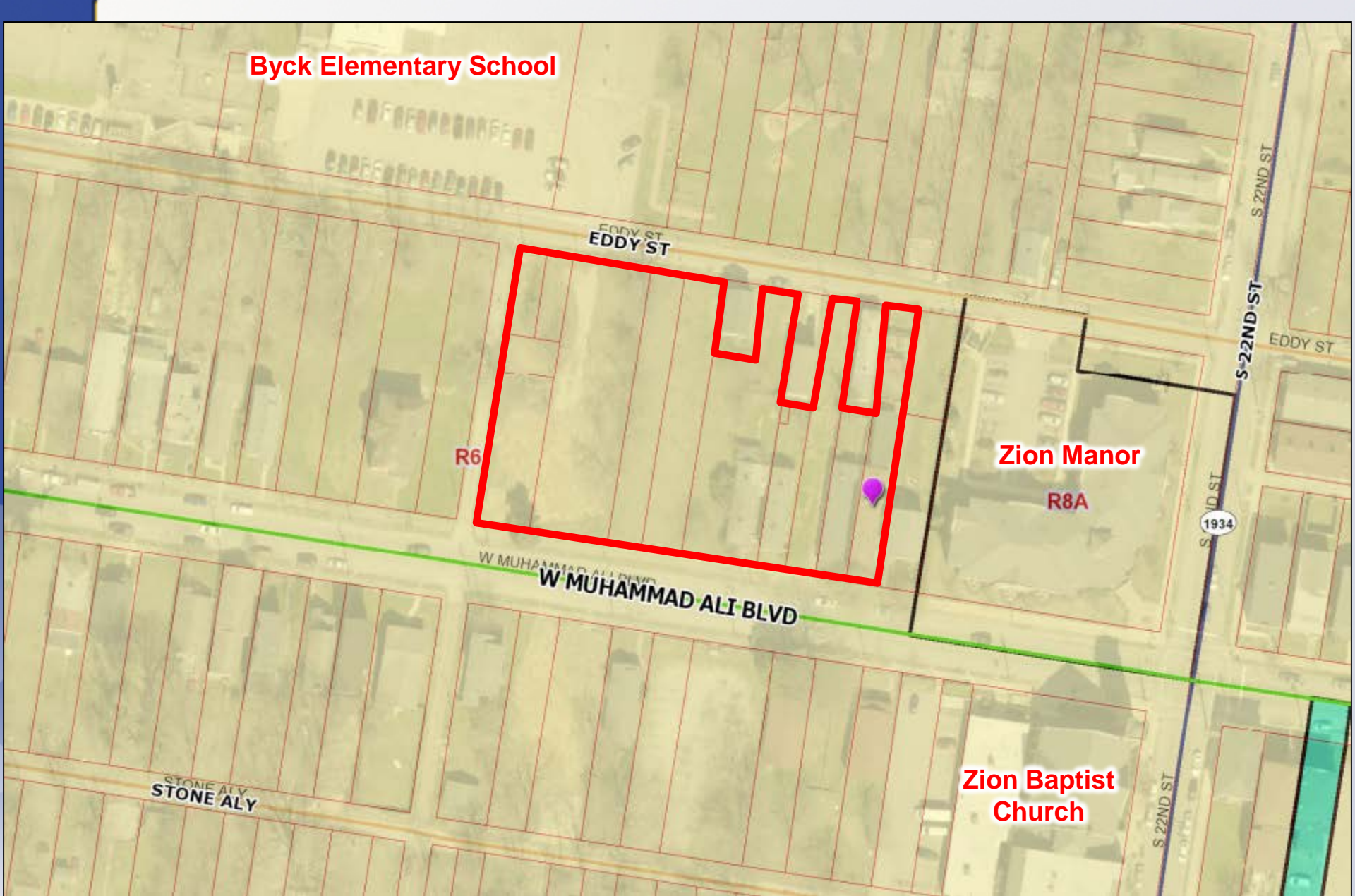
6



Cave
Ceme

Calvar
Ceme

Byck Elementary School



R6

Zion Manor

R8A

Zion Baptist Church



Requests

- Change-in-Zoning from R-6 to R-8A Multi-family Residential
- Detailed District Development Plan

Case Summary

- Three-story, senior living community with 34 dwelling units
- The structure will be oriented towards W. Muhammad Ali Blvd and vehicular access will be obtained from Eddy Street.
- Open space and recreational area will be provided on-site to serve the residents.
- The proposals design will mimic existing facilities at the corner of 22nd Street and W. Muhammad Ali Blvd.

Site Photos-Subject Property



Site Photos-Subject Property



Applicant's Development Plan



Public Meetings

- Neighborhood Meeting on 4/30/2019
 - Conducted by the applicant (9 people attended).
- LD&T meeting on 6/13/2019
- Planning Commission public hearing on 6/20/2019
 - No one spoke in opposition.
 - The Commission recommended approval of the zoning map amendment from R-6 to R-8A with a vote of 7-0 (three members were not present).