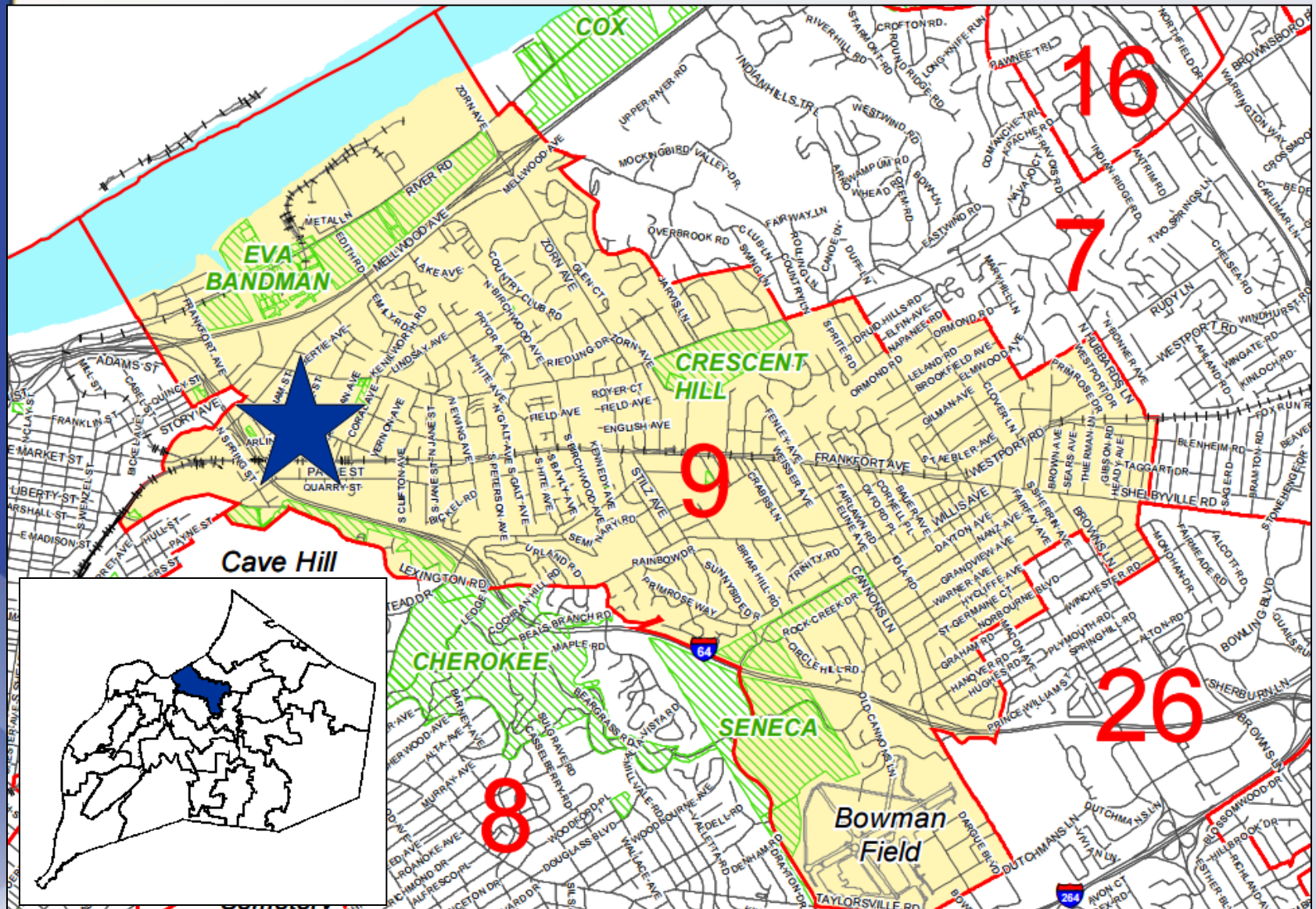


**16ZONE1028**

**Bell Property**



**Planning/Zoning, Land Design & Development**  
**November 8, 2016**



# Request(s)

- Change in zoning from R-5B to C-R on 0.14 ac
- Waiver from 10.2.4 to eliminate the required landscape buffer areas and plantings/screening between the site and the adjacent R-5B zoned parcels
- District Development Plan

# Case Summary / Background

- Commercial use proposed
- Existing mixed use structure
- 2 existing buildings
- 4 existing dwelling units
- 816 sf of existing commercial space along Frankfort Avenue
- Commercial portion of building in existence prior to 1905

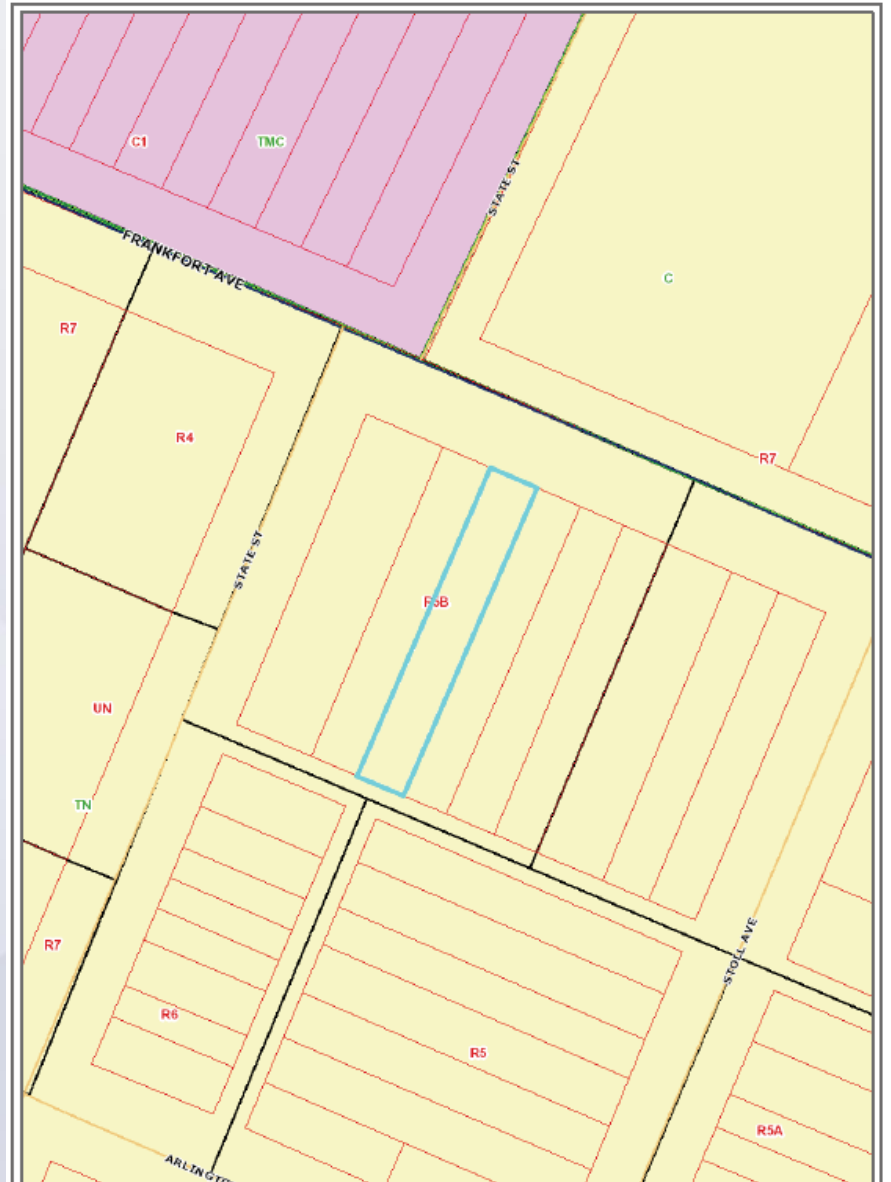
# Zoning/Form Districts

## Subject Property:

- Existing: R-5B/TN
- Proposed: CR/TN

## Adjacent Properties:

- North: R-7/C
- South: R-6, R-5/TN
- East: R-5B/TN
- West: R-5B/TN



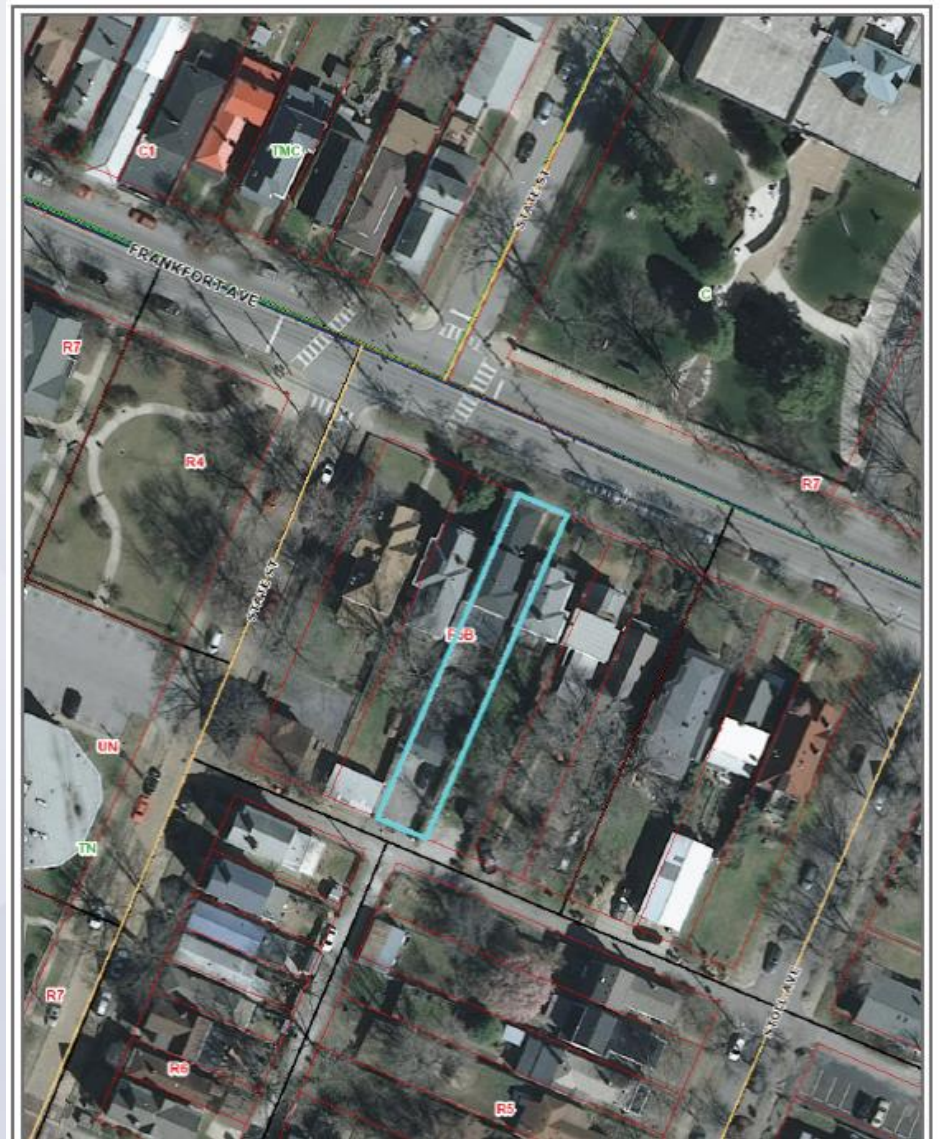
# Aerial Photo/Land Use

## Subject Property:

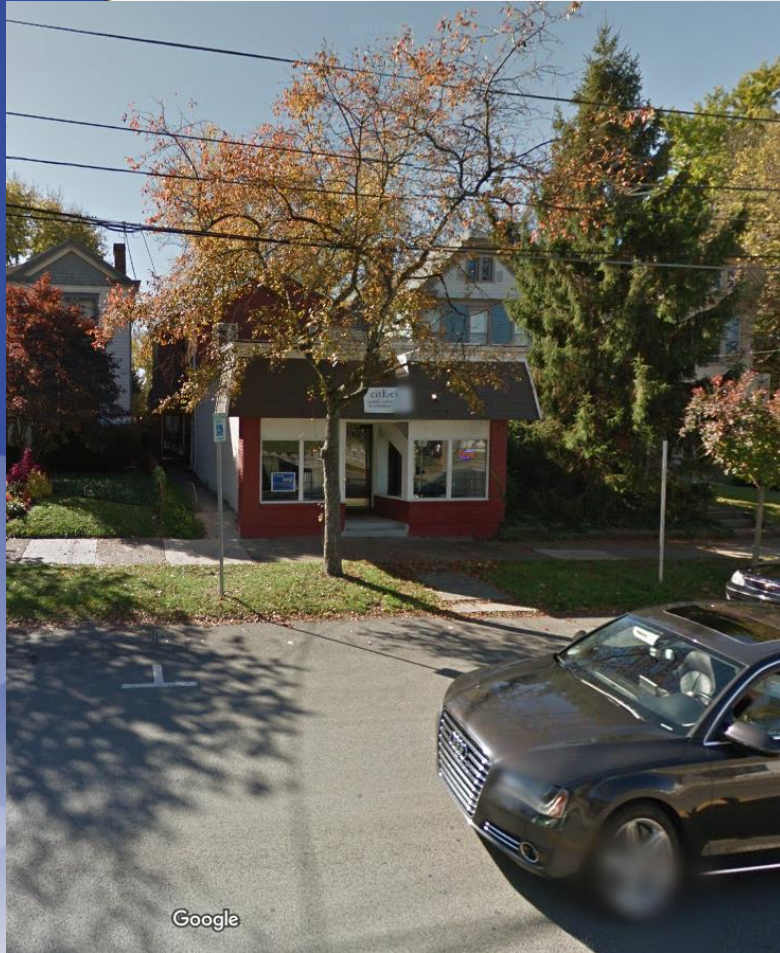
- Existing: Commercial/ Residential
- Proposed: Commercial/ Residential

## Adjacent Properties:

- North: School
- South: Single Family Residential
- East: Single Family Residential
- West: Single Family Residential



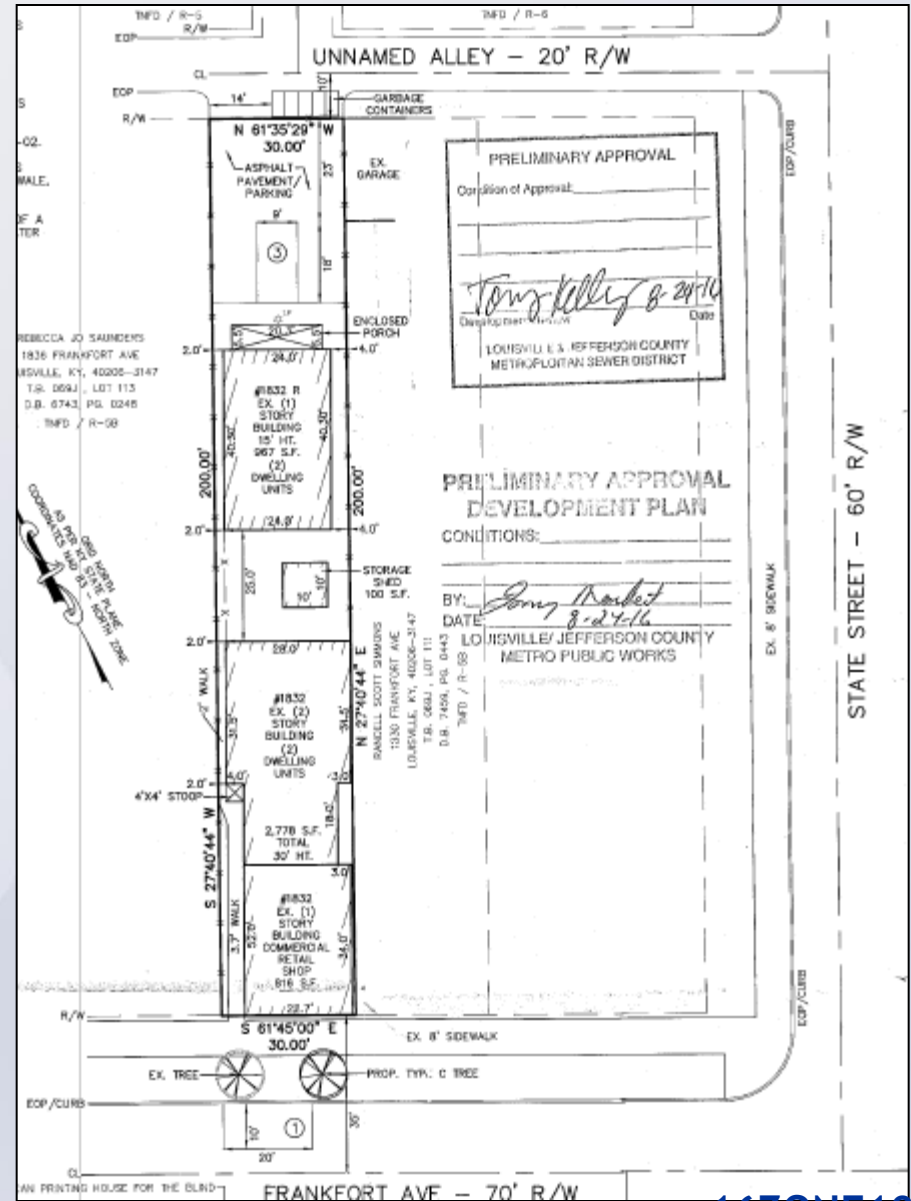
# Site Photos-Subject Property



# Applicant's Development Plan

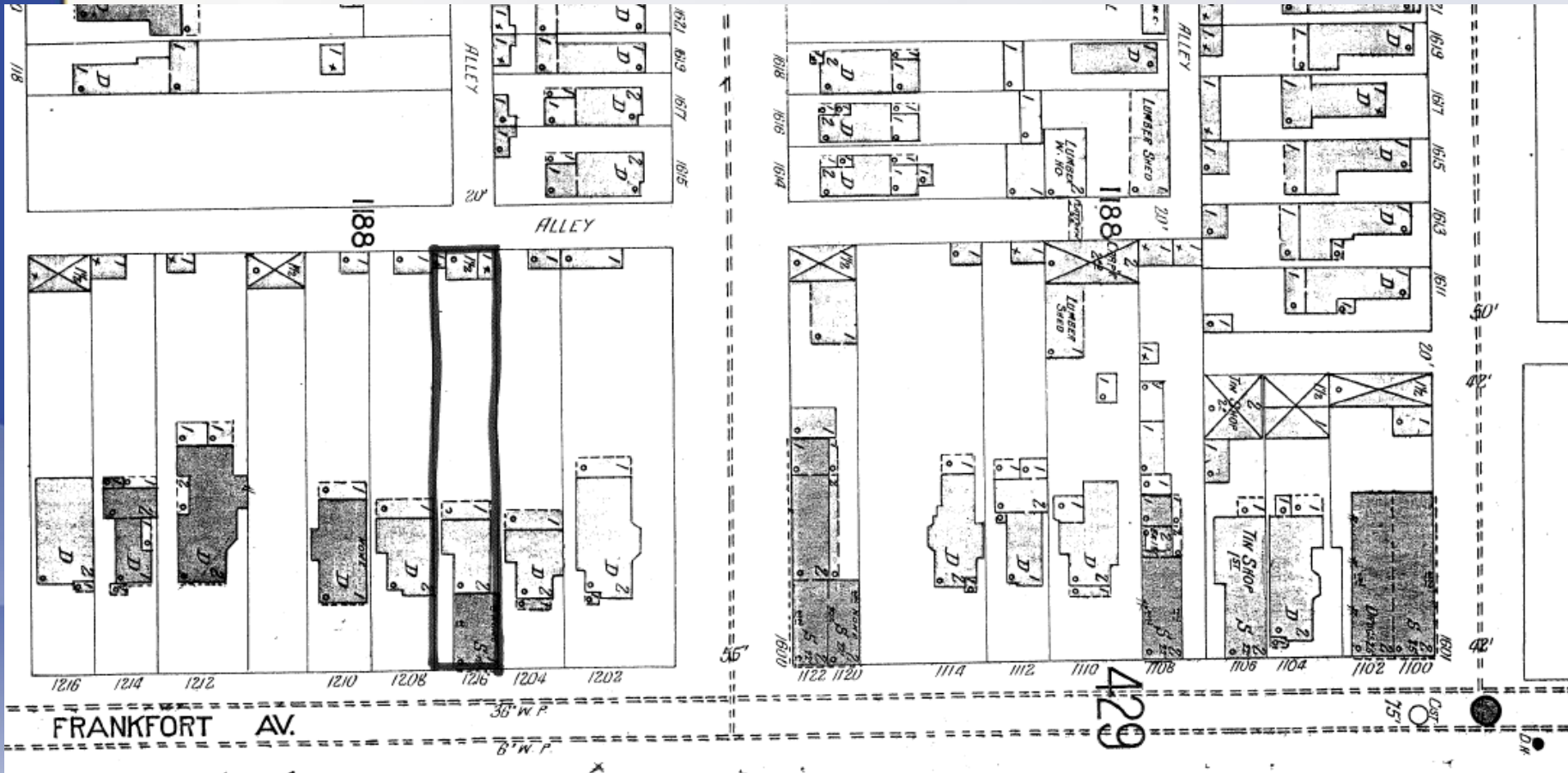
## Highlights:

- Commercial/ Residential
- 816 Square Feet of existing commercial
- 4 Parking spaces





# 1905 Exhibit



# Applicable Plans & Policies

- Cornerstone 2020
- Land Development Code
- Clifton Neighborhood Plan (1989):
  - The Clifton Neighborhood Plan recognized this property as “general commercial” and “service” as an existing land use. The Plan indicated that the site should maintain its existing residential land use, “Residential, Maintain Existing Density”. No change was given under the area-wide “Draft Rezoning Proposal”.

# PC Recommendation

- Public Hearing was held on 9/29/2016
  - No one spoke in opposition to the request
- 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-5B to C-R by a vote of 8-0 (8 members voted)