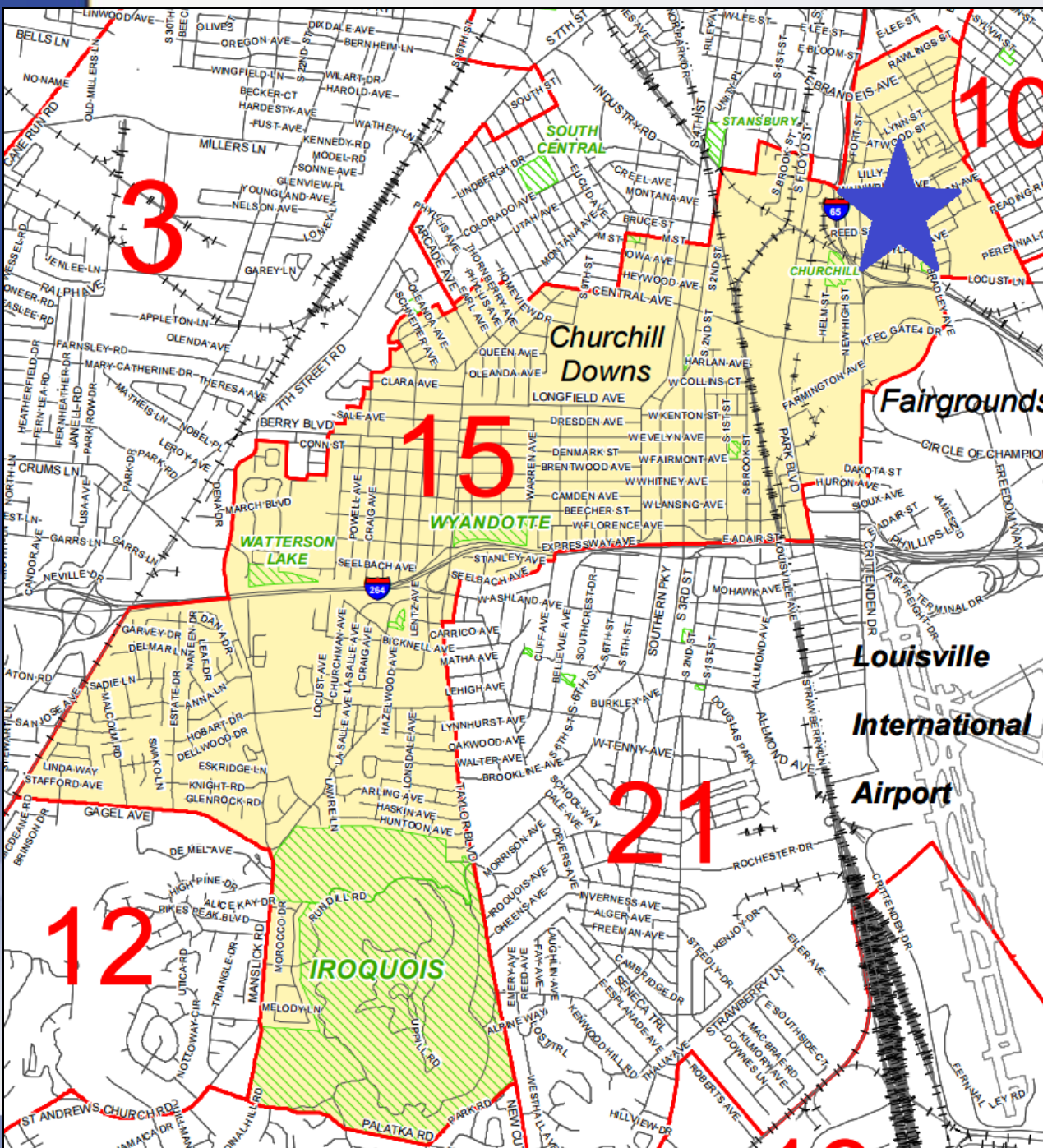


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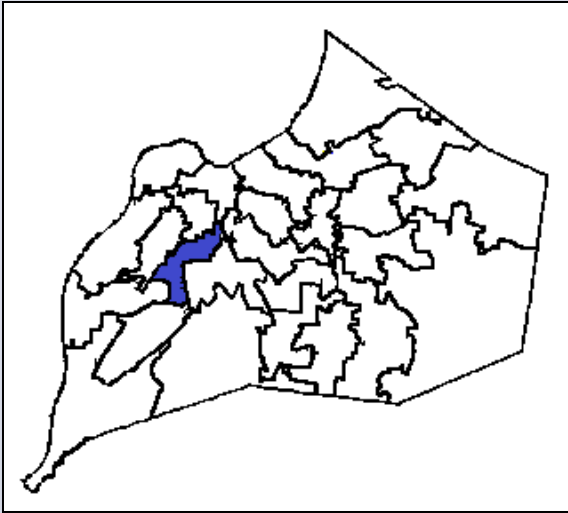
Eastern Parkway Law Office



**Planning/Zoning, Land Design & Development
February 28, 2017**



604 Eastern Parkway
District 15 -
Marianne Butler



Request(s)

- Change in zoning from R-7 (Multi-Family Residential) to OR (Office/Residential) for 0.211 acres
- Detailed District Development Plan
 - Waiver from Chapter 10, Part 2, Table 10.2.3 of the LDC to allow the proposed parking lot along the southwest property line to encroach 3.21 feet into the five-foot landscape buffer area and to allow an existing accessory structure along the northeast property line to encroach 2.5 feet into the five-foot landscape buffer area

Case Summary / Background

- Subject property near the SE corner of Eastern Parkway and Bradley Avenue.
- Applicant proposes to extend Miller Avenue, within the existing public right-of-way, to connect to subject property.
- Subject property is rectangular in shape, approximately 60' in width and has a vacant 2,420 square-foot residence.
- Applicant requests rezoning to establish a stand-alone law office with no residential component.
- Also proposes a 410 square-foot expansion of the structure and to retain an existing detached garage.
- Applicant requests a waiver related to the encroachment of the existing accessory structure into an LBA and encroachment of proposed off-street parking into an LBA.

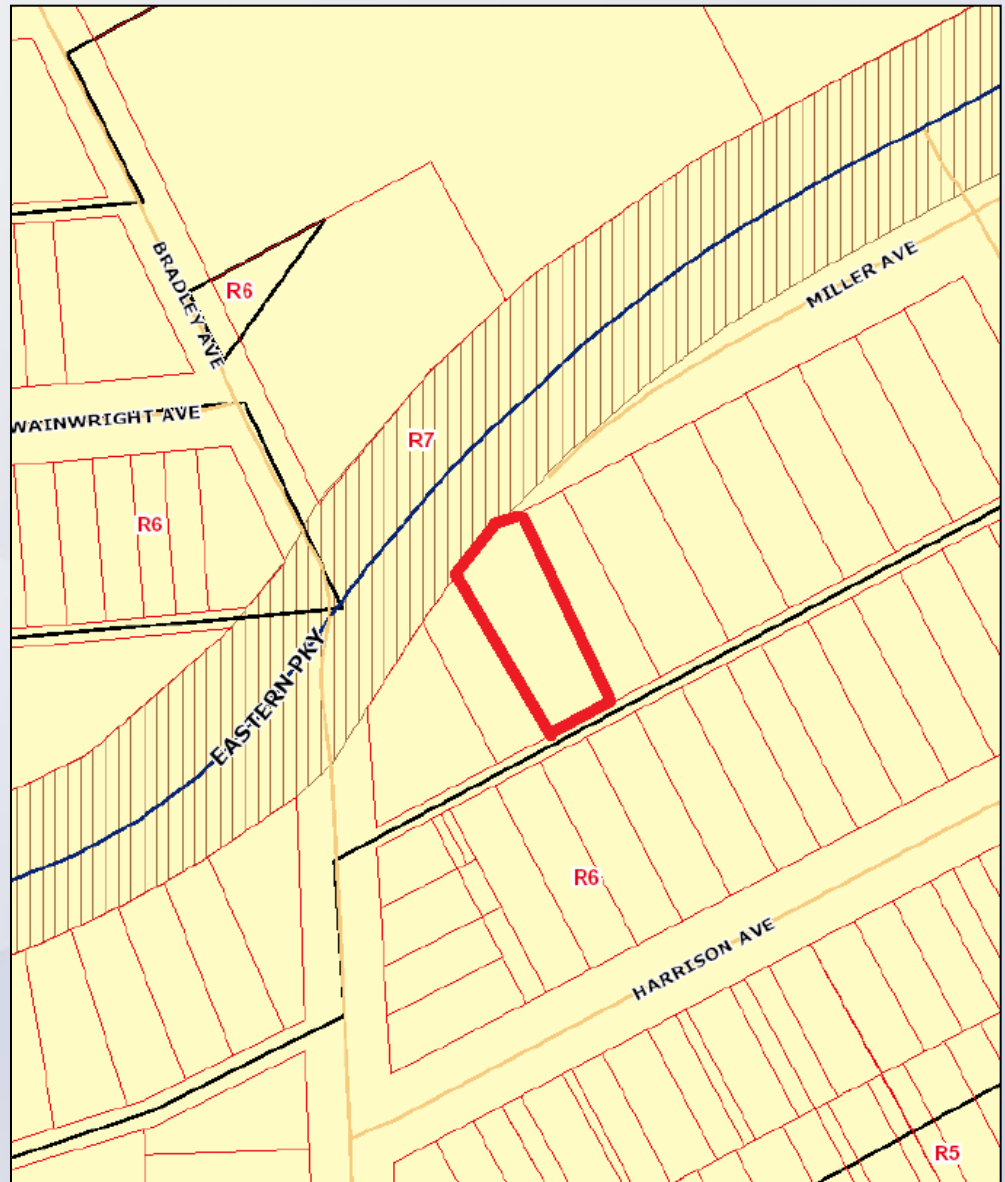
Zoning/Form Districts

Subject Property:

- Existing: R-7/TN
- Proposed: OR/TN

Adjacent Properties:

- Northwest: R-7/TN
- Southeast: R-6/TN
- Northeast: R-7/TN
- Southwest: R-7/TN



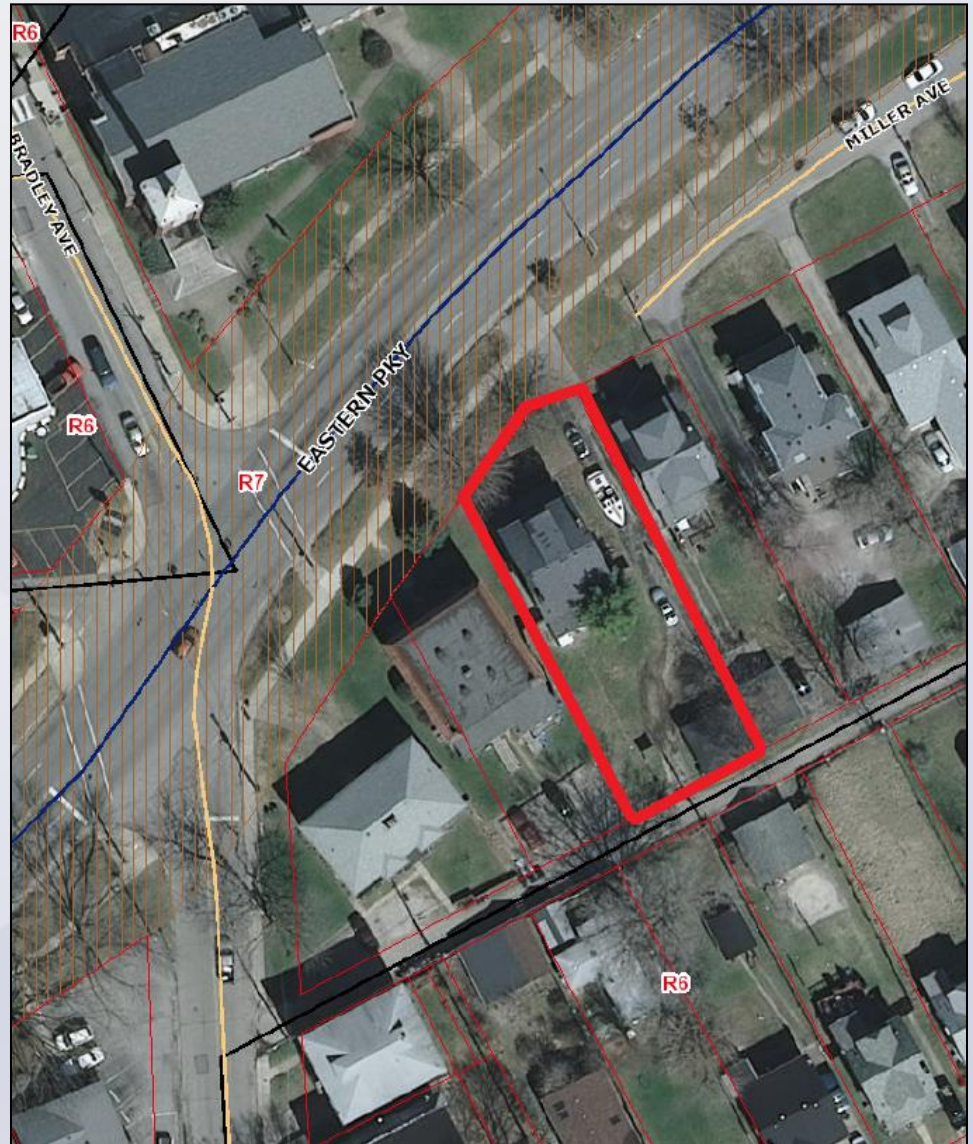
Aerial Photo/Land Use

Subject Property:

- Existing: Vacant residential
- Proposed: Office

Adjacent Properties:

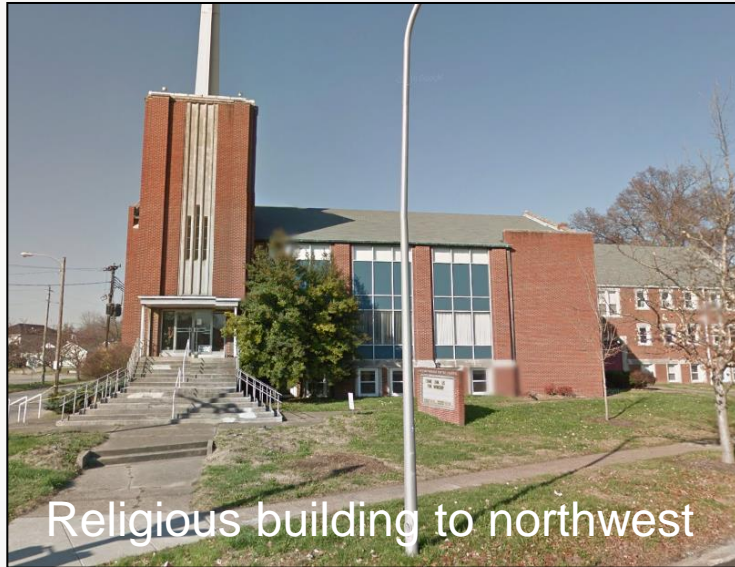
- Northwest: Religious building
- Southeast: Single-family
- Northeast: Single-family
- Southwest: Multi-family



Site Photos-Subject Property



Site Photos-Surrounding Areas



Religious building to northwest



Single-Family to northeast



Multifamily to southwest



Single-Family to southeast

PC Recommendation

- The Planning Commission conducted public hearings on 1/5/2017 and 1/19/2017
- One person spoke in opposition and three spoke as other
- 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-7 to OR by a vote of 5-1 (6 members voted)