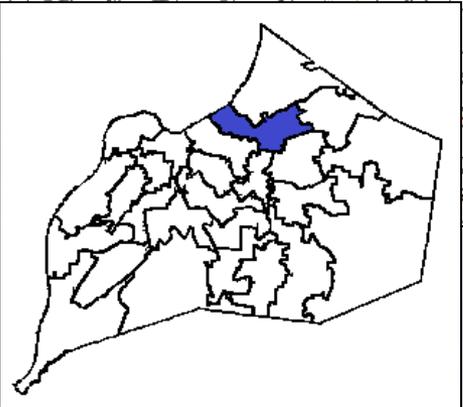
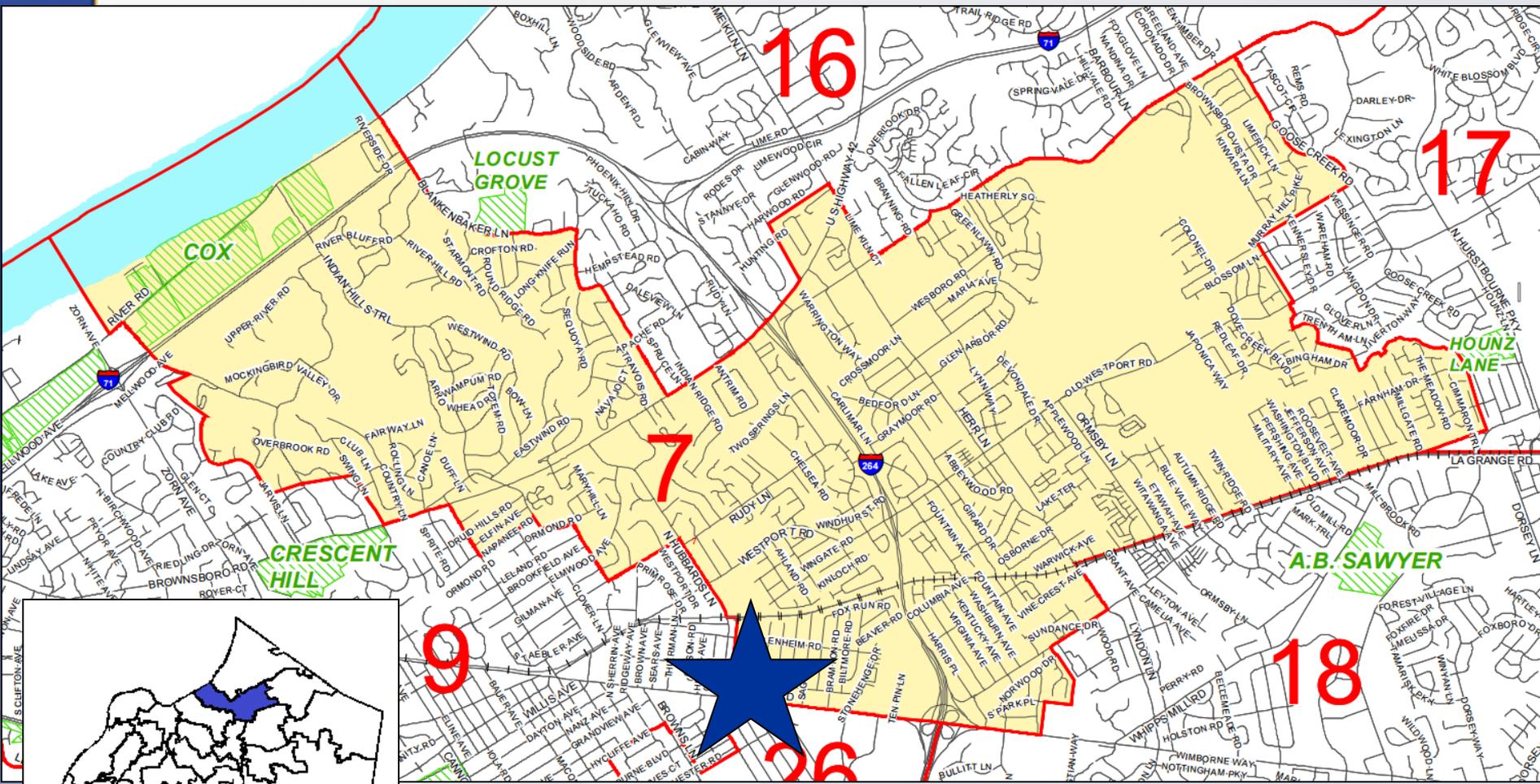


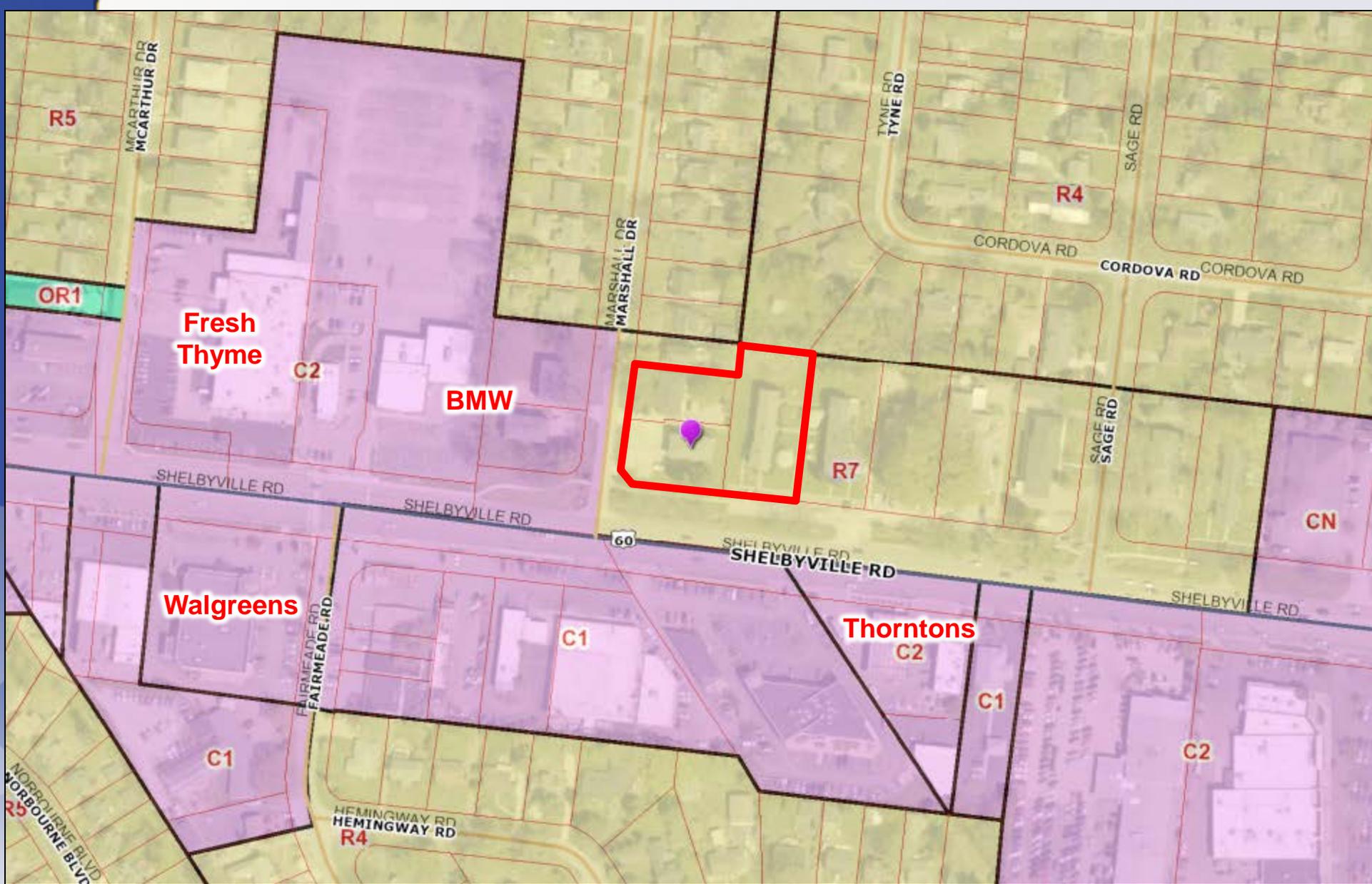
17ZONE1065 MARSHALL AVENUE RETAIL



Planning, Zoning & Annexation Committee
September 18, 2018



101 & 103 Marshall Drive
 4425 Shelbyville Road
 District 7 - Angela Leet





Existing: Multi Family
Proposed: Commercial

17ZONE1065

Request(s)

- Change in zoning from R-7 Multi-Family Residential to C-1 Commercial on 1.1 acres
- Variances:
 1. Section 5.1.12.B.2.e to vary the front setback from the range of the two nearest lots along Shelbyville Road
 2. Section 5.3.1.C.5 to encroach into the 30' required non-residential to residential side setback on the northern property line
 3. Section 5.3.1.C.5 to encroach into the 30' required non-residential to residential side setback on the eastern property line

Request(s)

- Waivers:
 1. Section 10.2.4 to allow the building and parking to encroach into the required 25' property perimeter landscape buffer area on the northern property line
 2. Section 10.2.4 to allow the building and parking to encroach into the required 25' property perimeter landscape buffer area on the eastern property line
 3. Section 5.5.2 to not provide the display windows, glazing, and entrances on the façade facing Marshall Ave and to not provide an entrance facing Shelbyville Road
- Detailed District Development Plan with Binding

Elements

Case Summary

- Subject site currently has 3 multi-family structures that are proposed to be demolished
- Proposed retail building will be 10,200 square foot, 1-story
- Access from interior road off of Shelbyville
- 43 parking spaces

Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Surrounding Areas



Site Photos-Surrounding Areas



Site Photos-Surrounding Areas



Public Meetings

- Neighborhood Meeting on 11/14/2017 and 1/16/2018
 - Conducted by the applicant, 31 people attended the meeting
- LD&T meeting on 3/22/2018
- Planning Commission public hearing on 8/16/2018
 - No one spoke in opposition.
 - The Commission recommended approval of the change in zoning from R-7 and C-1 with a vote of 8-0 (one member was not present).