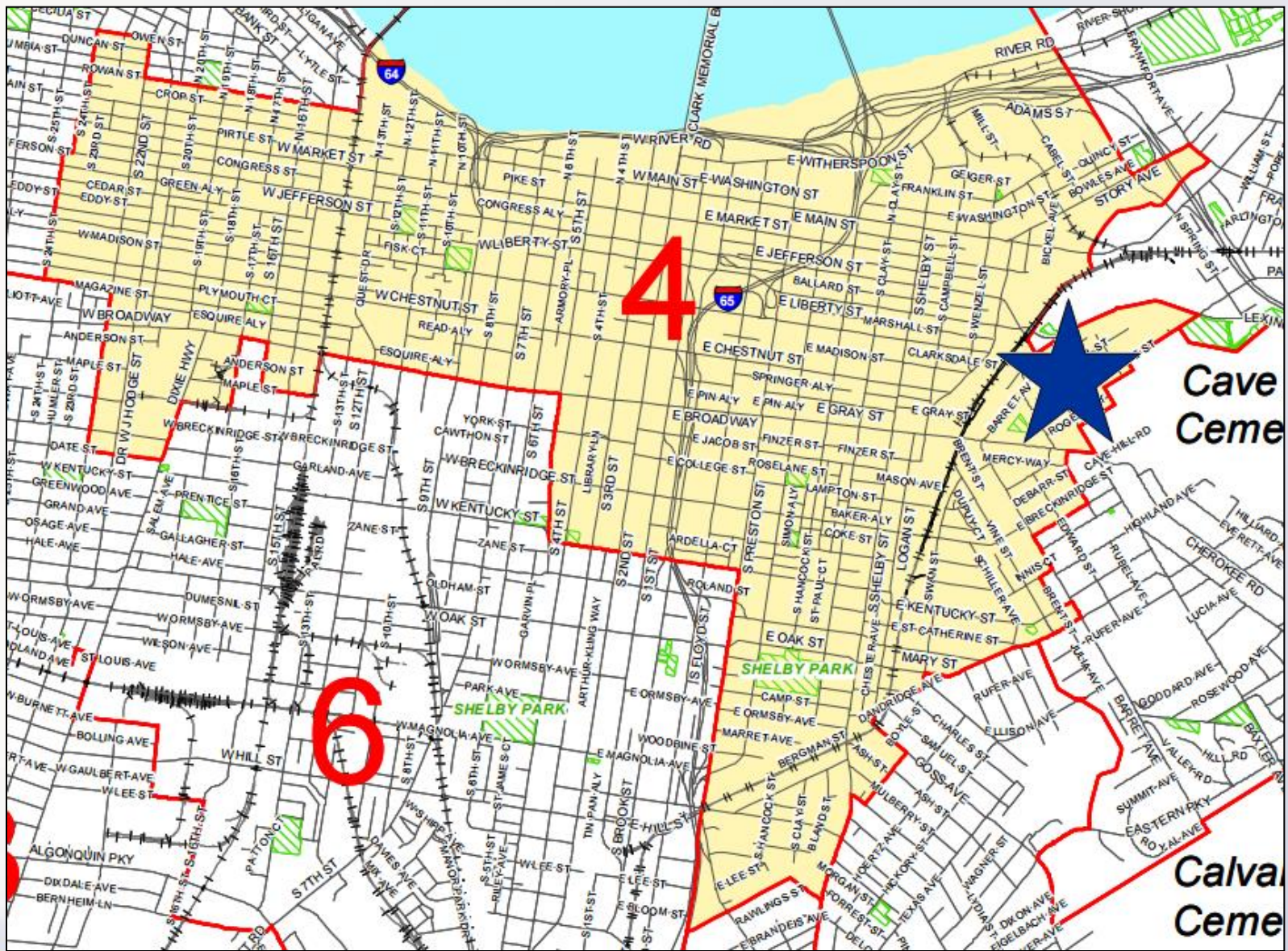


15ZONE1026

Ciao Italian Restaurant



Planning/Zoning, Land Design & Development
March 1, 2016



Requests

- Change in zoning from R-6 to C-1 on 0.11 acres
- Parking Waiver from 15 to 7 spaces and allow parking not directly adjacent to or abutting the development to meet the minimum amount of parking required
- Waiver #1: Landscape waiver from Chapter 10.2.4 of the Land Development Code to not provide the required 15' landscape buffer along the eastern property perimeter
- Detailed District Development Plan

Case Summary / Background

- Existing building served as a restaurant from 1993 to 2013 with non-conforming rights that were confirmed under 14NONCONFORMING1010
- Non-conforming rights did not extend to the structure at the corner of the alley and Cooper Street
- Rear structure was used as an extension of the restaurant outside of the non-conforming rights
- Surrounded to the east, west and north by residentially zoned property
- To the south across Payne Street is zoned C-1 as corner commercial
- Site has 7 on street parking spaces
- Requires an additional 8 parking spaces
- Applicant has requested a parking waiver to allow parking not directly adjacent to or abutting the development to meet the minimum
- A parking study was completed by the applicant to demonstrate that there is an overflow of on street parking available within 500' of the site
- Landscape waiver has been requested along the eastern property perimeter

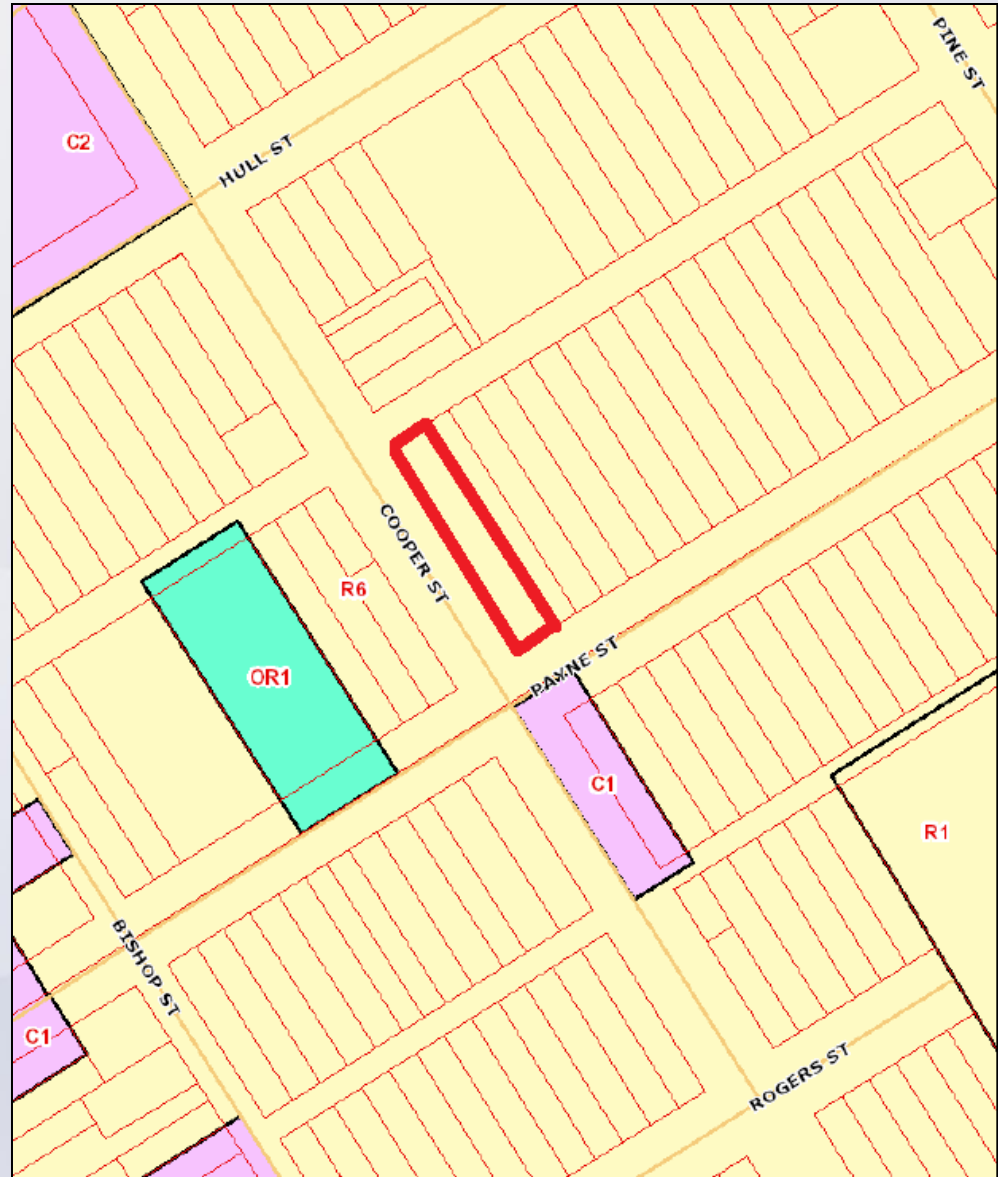
Zoning/Form Districts

Subject Property:

- Existing: R-6/TN
- Proposed: C-1/TN

Adjacent Properties:

- North: R-6/TN
- South: C-1/TN
- East: R-6/TN
- West: R-6/TN



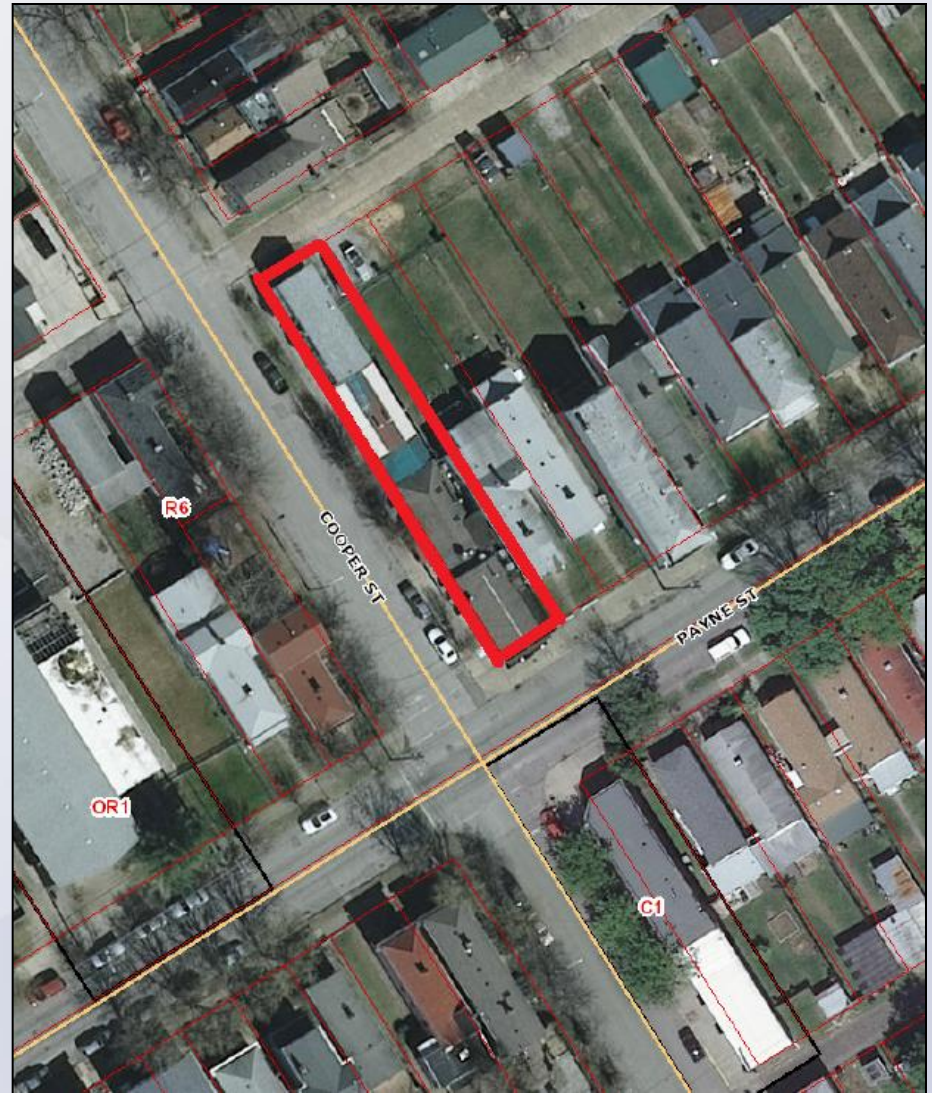
Aerial Photo/Land Use

Subject Property:

- Existing: Vacant Restaurant
- Proposed: Restaurant

Adjacent Properties:

- North: Single Family Residential
- South: Commercial/Residential
- East: Single Family Residential
- West: Single Family Residential



Site Photos-Subject Property



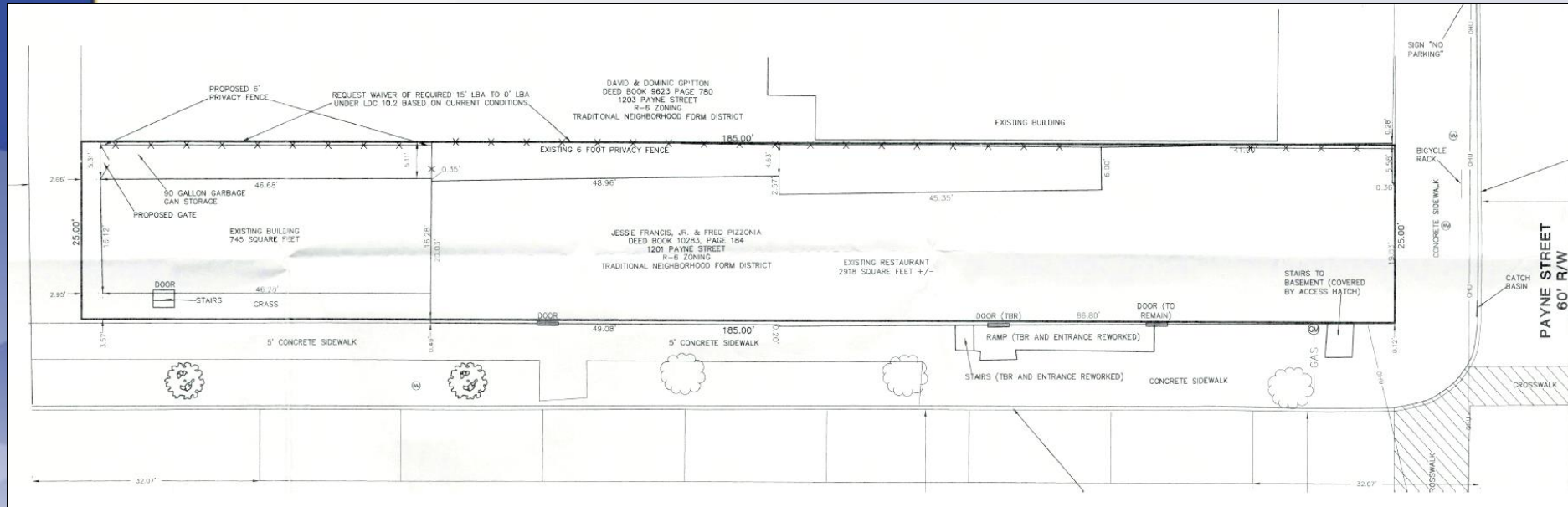
Site Photos-Subject Property



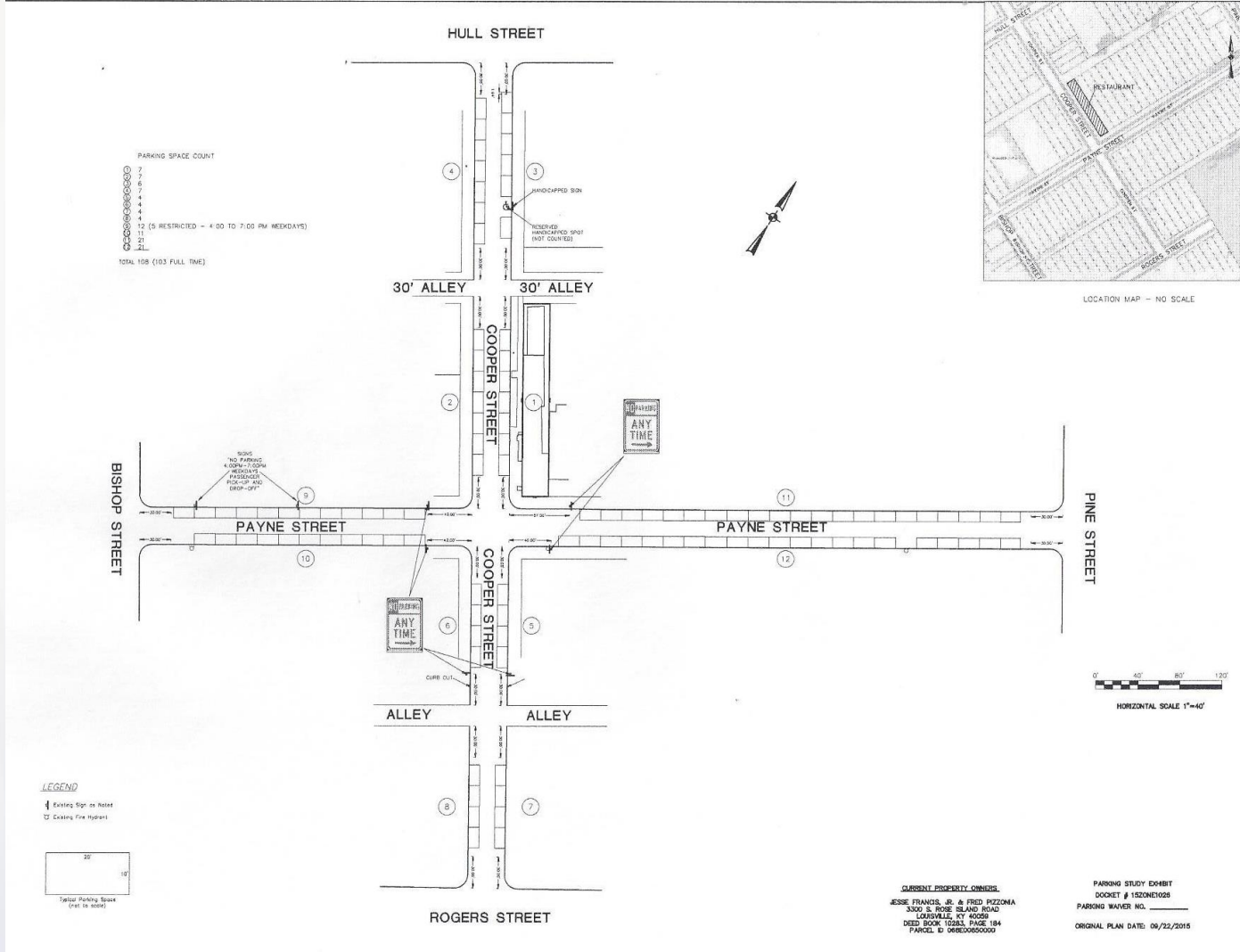
Applicant's Development Plan

Highlights:

- Existing structure
- Remodel as restaurant
- Parking Waiver:
 - 8 spaces
- Waiver:
 - Landscape Waiver along E



Applicant's Parking Study



PC Recommendation

- Public Hearing was held on 2/4/2016
 - No one spoke in opposition to the requests
- 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-6 to C-1 and the Parking Waiver by a vote of 7-0 (7 members voted)