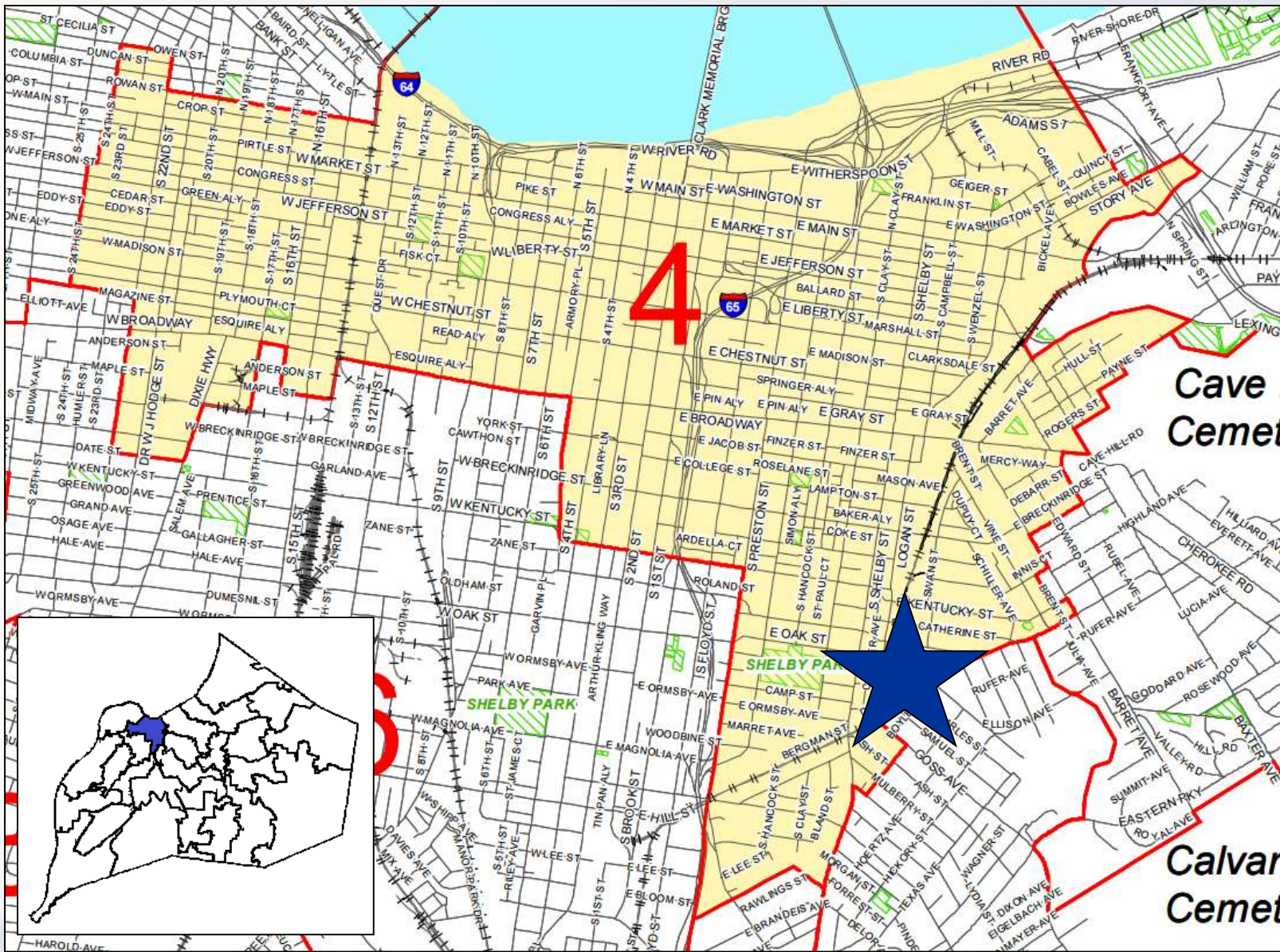
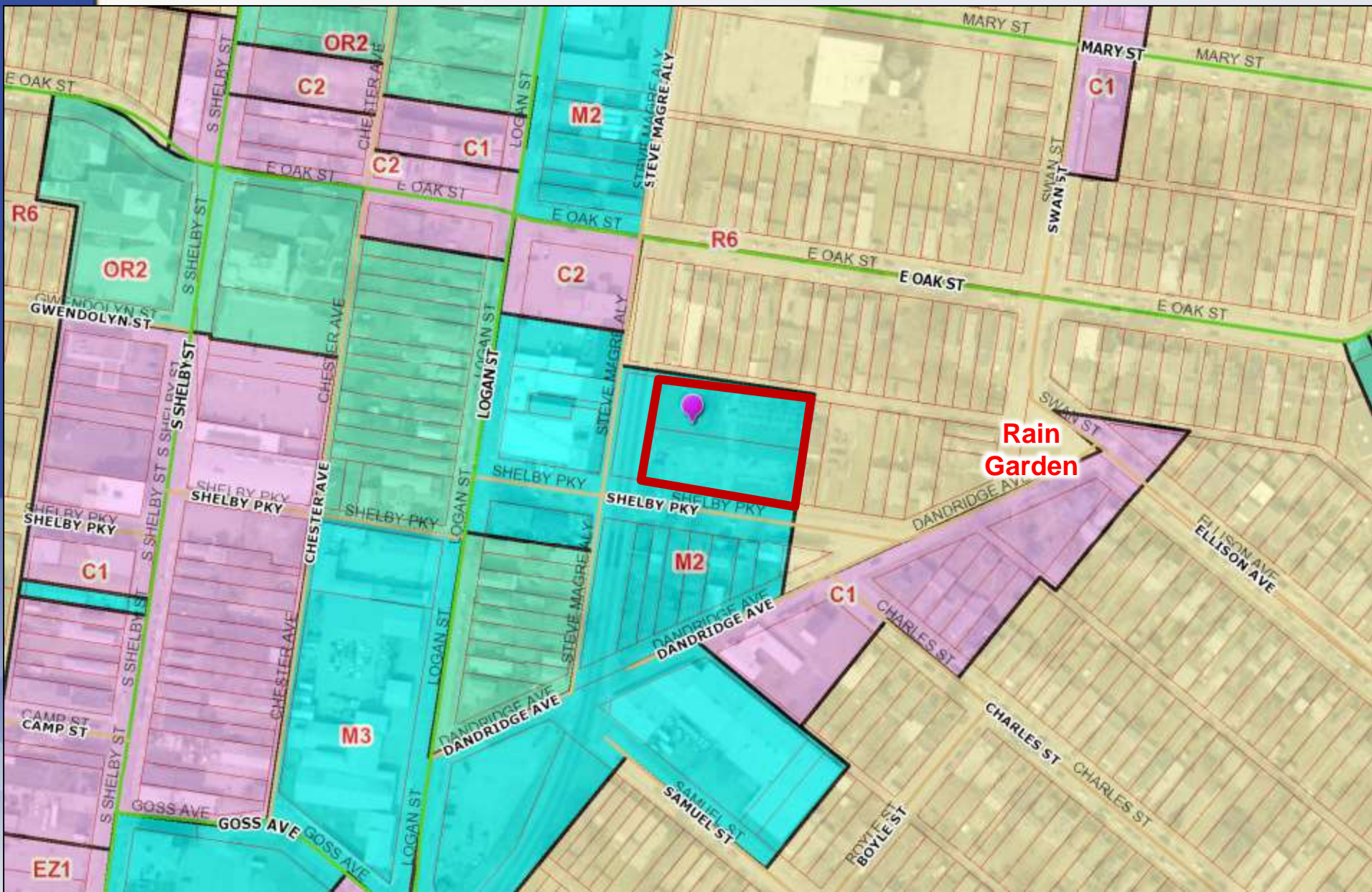


**18ZONE1064
SHELBY PARKWAY
APARTMENTS**



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







Requests

- **Change-in-form** from Traditional Workplace to Traditional Neighborhood
- **Change-in-Zoning** from M-2 Industrial to R-8A Multi-Family Residential on 0.77 acre
- **Waiver** of Land Development Code (LDC) Section 10.2.4 to reduce the required 15' LBA adjacent to the railroad right-of-way
- **Variance** from LDC Section 5.1.12 to allow height in excess of the infill established range
- **Detailed District Development Plan**

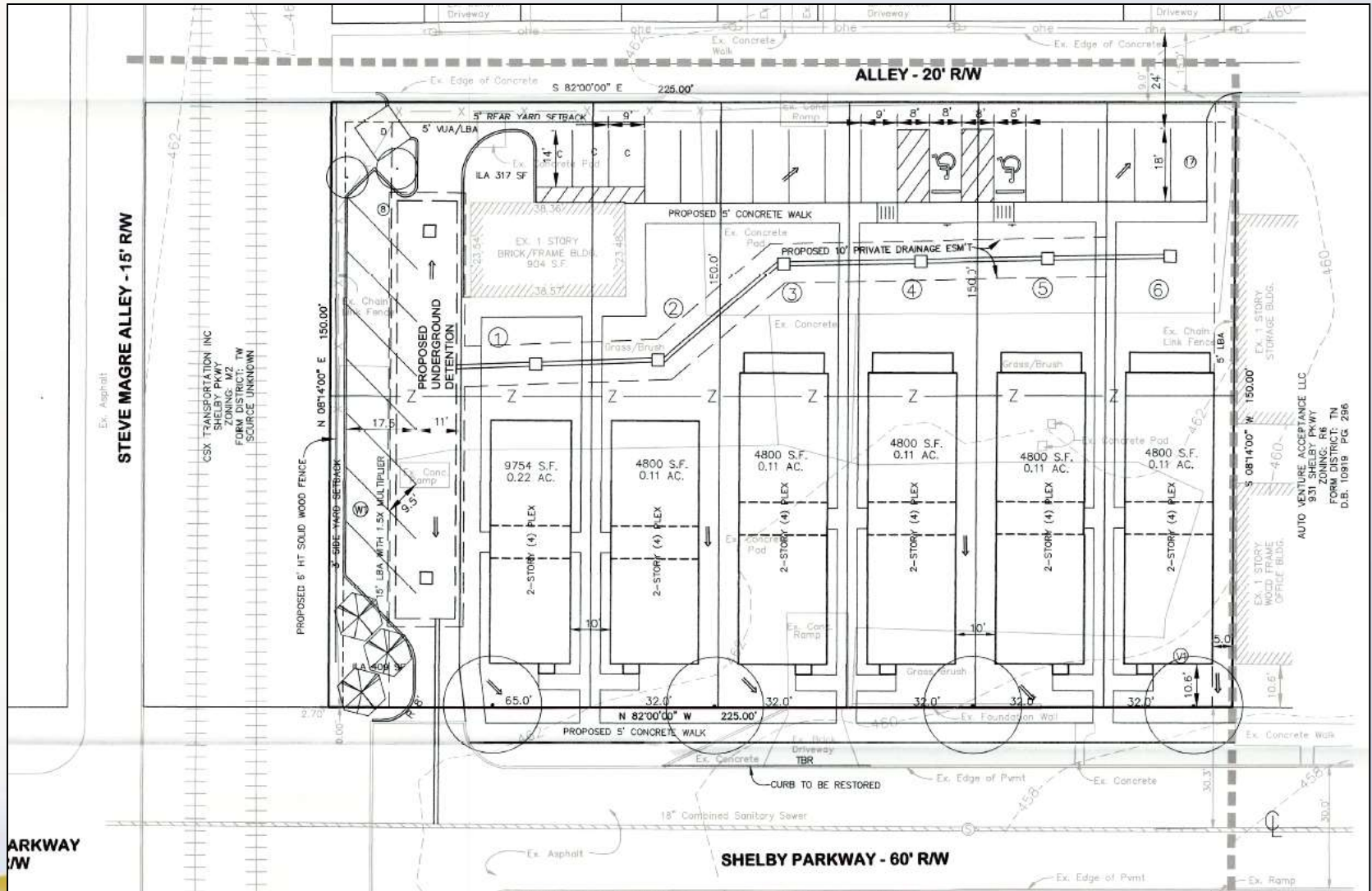
Case Summary

- Twenty-four dwelling units have been proposed and divided among 6 buildings on individual lots; each building having 4 units
- The site abuts R-6 Multi-family residential and M-2 Industrial.
- A railroad right-of-way abuts the western property line. Shelby Parkway is a dead-end street terminating at the railway. Pedestrian access is provided by a paved sidewalk across the railway tracks.
- Adjacent residential development on the east side of the railway is located within the Traditional Neighborhood and Workplace form.





Proposed Plan



Renderings



Public Meetings

- Neighborhood Meeting on 8/16/2019
 - Conducted by the applicant, 7 people attended the meeting
- LD&T meeting on 2/28/2019
- Planning Commission public hearing on 3/21/2019
 - No one spoke in opposition.
 - The Commission recommended approval of the change in zoning from M-2 to R-8A and the change in form district from Traditional Workplace to Traditional Neighborhood by a vote of 7-0 (three members were not present).