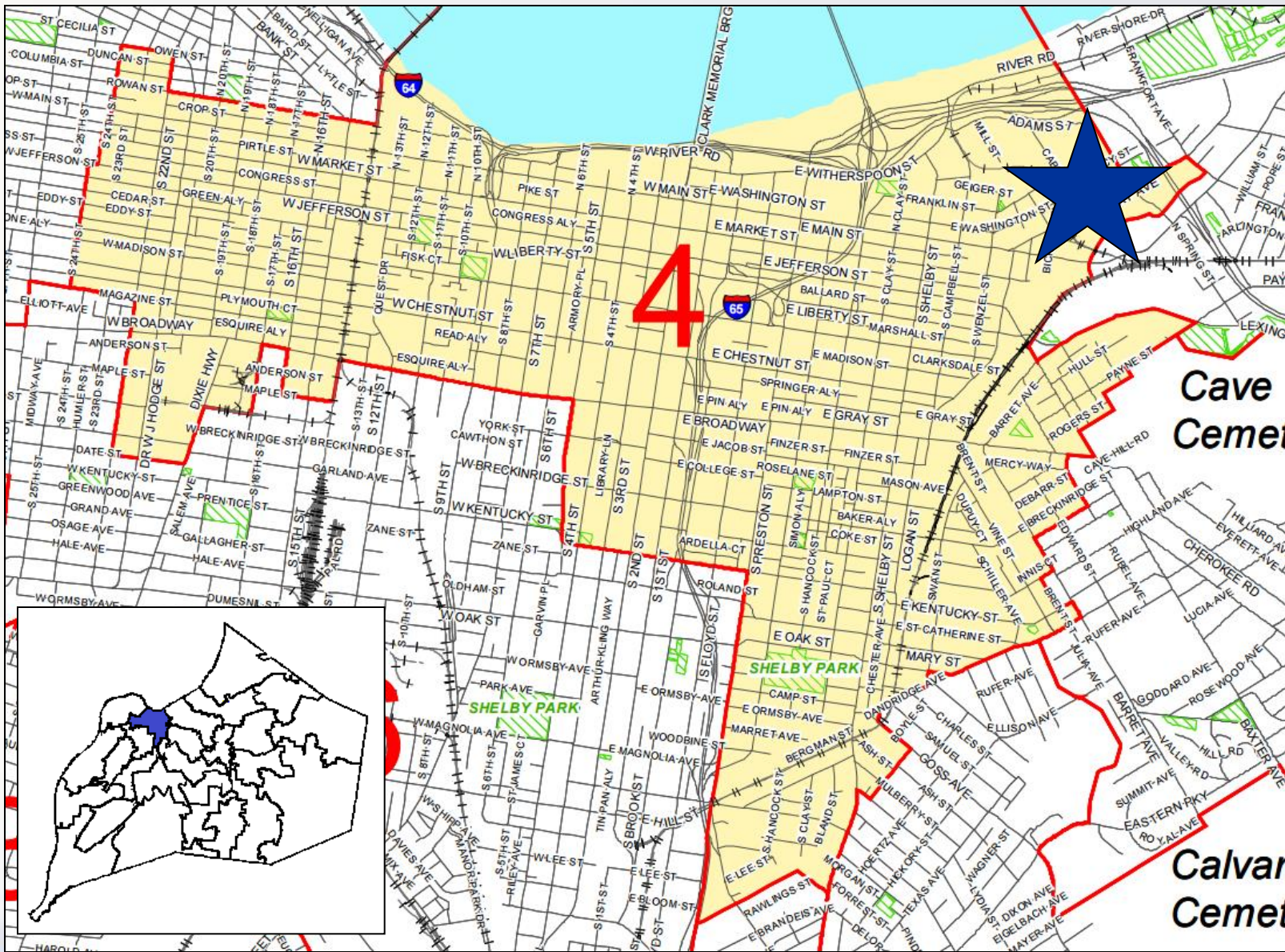


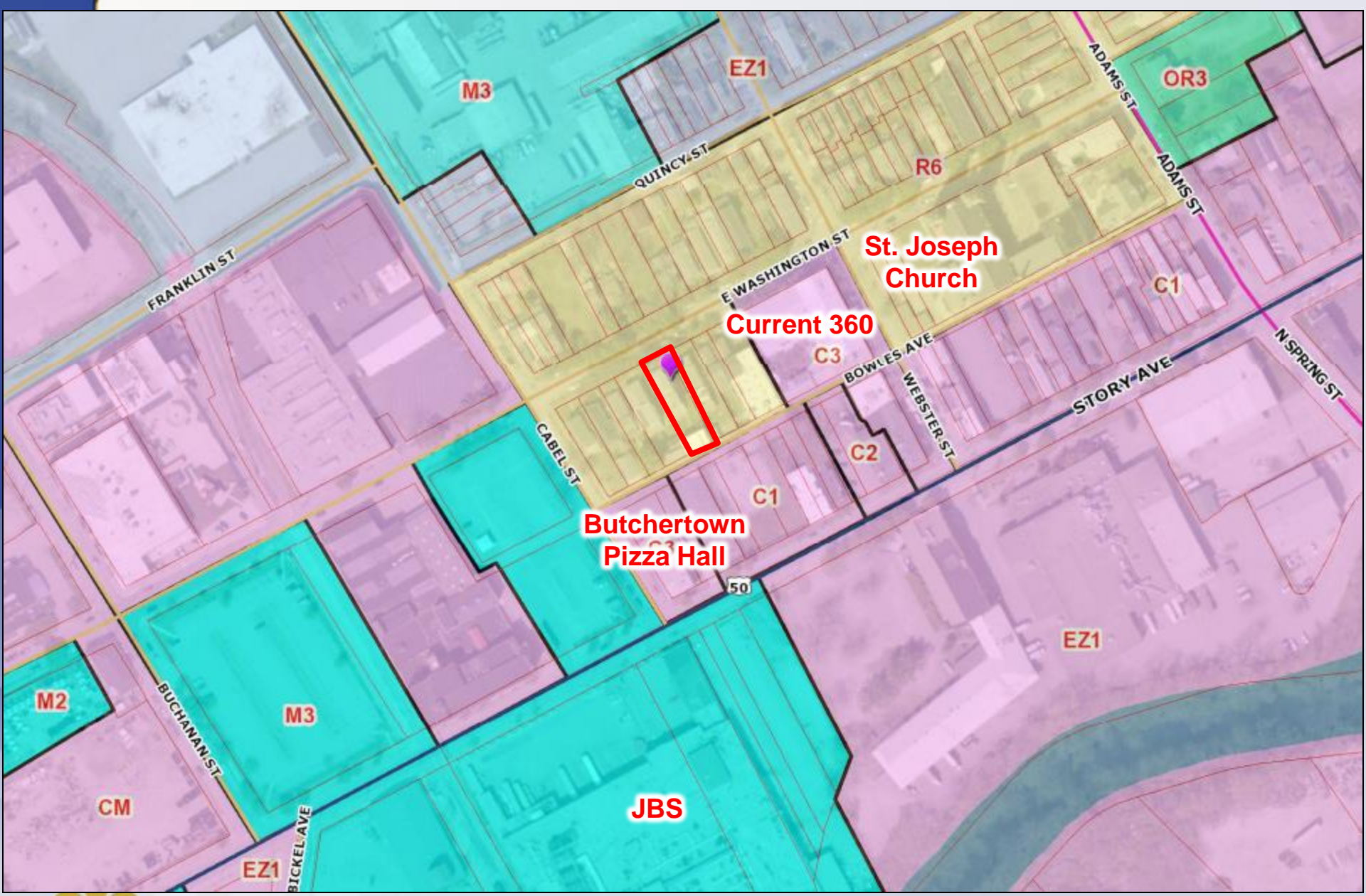
17ZONE1001

1312 E Washington Street



Planning, Zoning & Annexation Committee
May 1, 2018







Request(s)

- Change in zoning from R-6 to R-7
- District Development Plan

Case Summary

- Existing building and carriage house
- Pre-1900 construction
- 3 dwelling units
- No new construction
- R-6 zoning on 3 sides
- C-1 across Bowles Avenue

Neighborhood/Small Area Plan

- Butchertown Neighborhood Plan (2008)
 - Subject property within the “Central Residential Core”
 - Site is identified as a two-family residence
 - LU-1 recommends R-6 zones should be evaluated and rezoned to UN based on appropriate conditions
 - Site historically multi-family
 - Site would not qualify for UN because it has 3 units

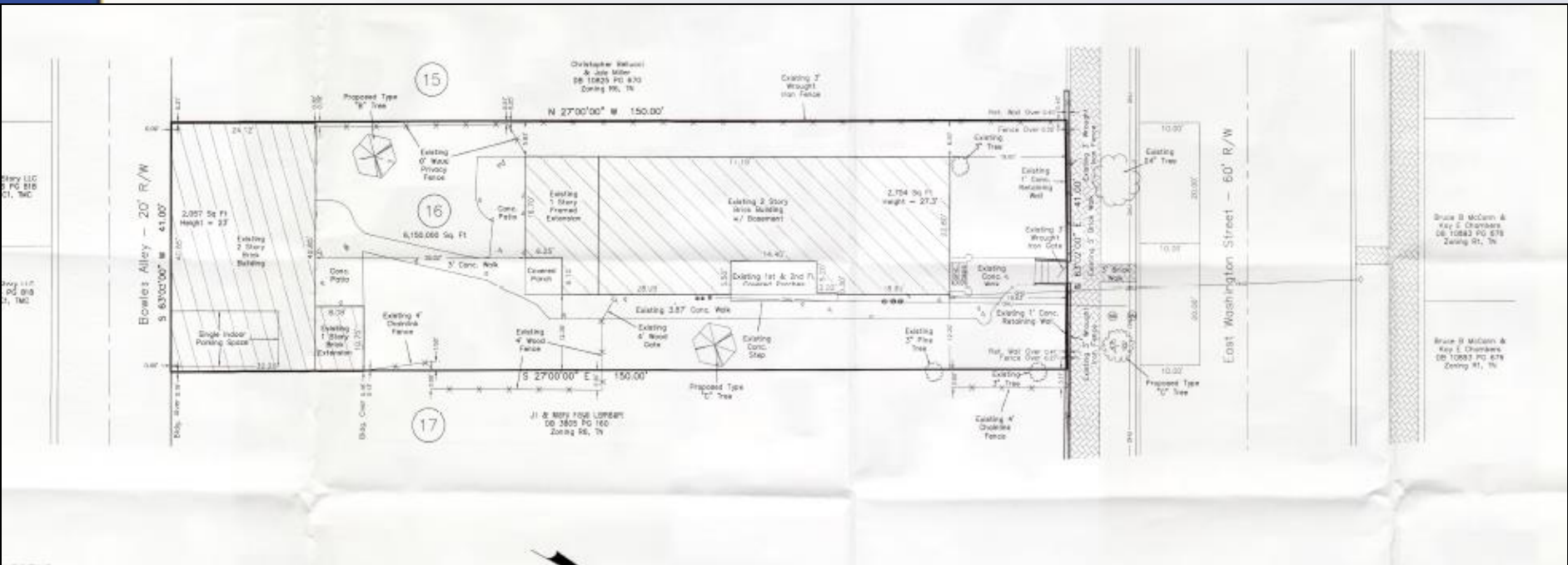
Site Photos-Subject Property



Site Photos-Surrounding Areas



Applicant's Development Plan



Public Meetings

- Neighborhood Meeting on 12/7/2017
 - Conducted by the applicant, 0 people attended the meeting
- LD&T meeting on 3/8/2018
- Planning Commission public hearing on 3/29/2018
 - 8 people spoke in opposition.
 - The Commission recommended approval of the change in zoning from R-6 to R-7 with a vote of 6-0 (four members were not present).