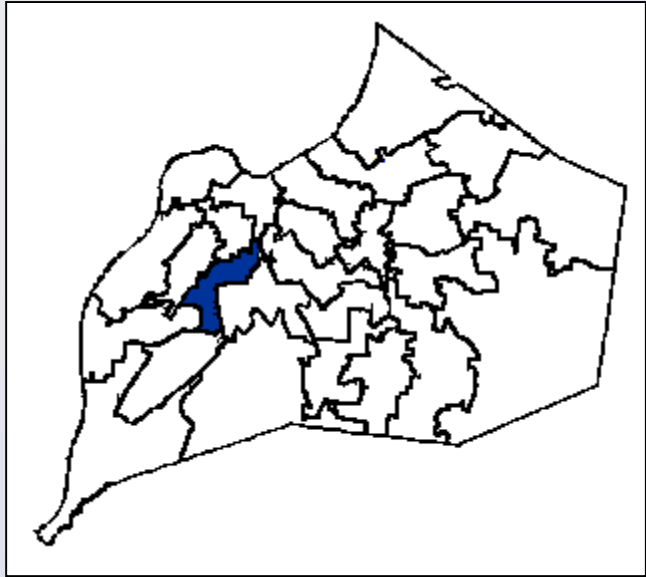
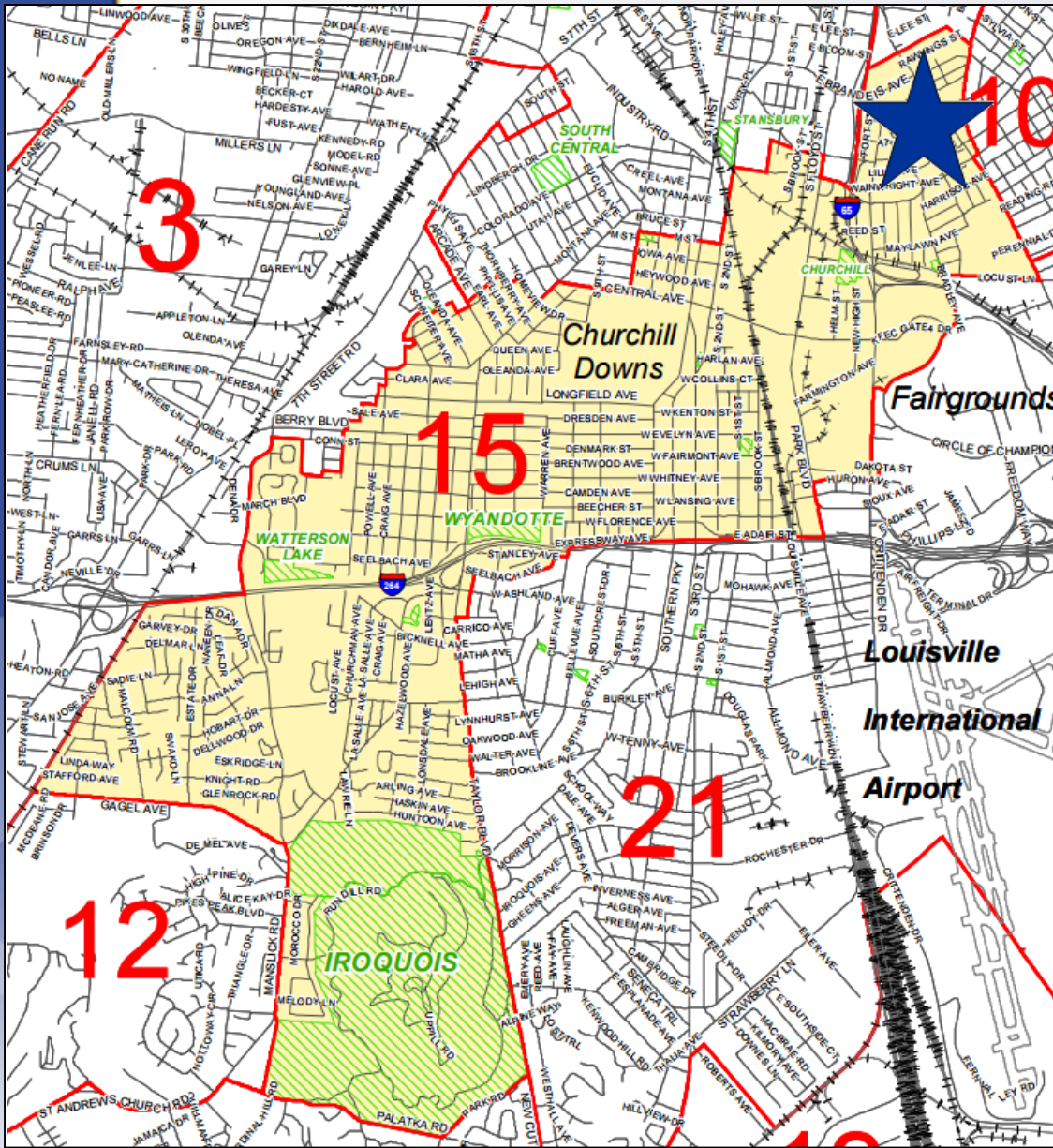


**15ZONE1048**

**Zanzabar**



**Planning/Zoning, Land Design & Development**  
**May 31, 2016**



2100 & 2104 S. Preston  
Street  
District 15 -  
Marianne Butler

# Request(s)

- Change in zoning from R-6 to C-2
- Variance: Variance from Chapter 5.2.3.D.3.C of the Land Development Code to allow a reduction of the required rear yard from 5' to 3' for the proposed addition
- Waivers:
  1. Landscape Waiver from Chapter 10.2.4 of the Land Development Code to allow existing structures, parking and dumpster to encroach into the required 15' LBA
  2. Landscape Waiver from Chapter 10.2.4 of the Land Development Code to reduce the required perimeter plantings from 5 trees to 4 trees
- Revised Detailed District Development Plan

# Case Summary / Background

- 1,466 SF expansion to an existing 3,036 SF restaurant
- Adjacent property to be used for storage
- The existing structure and outdoor seating area will remain
- 3 existing on street parking spaces
- 3 parking spaces to the rear of the addition
- 5 parking spaces will be accounted for with a joint parking agreement

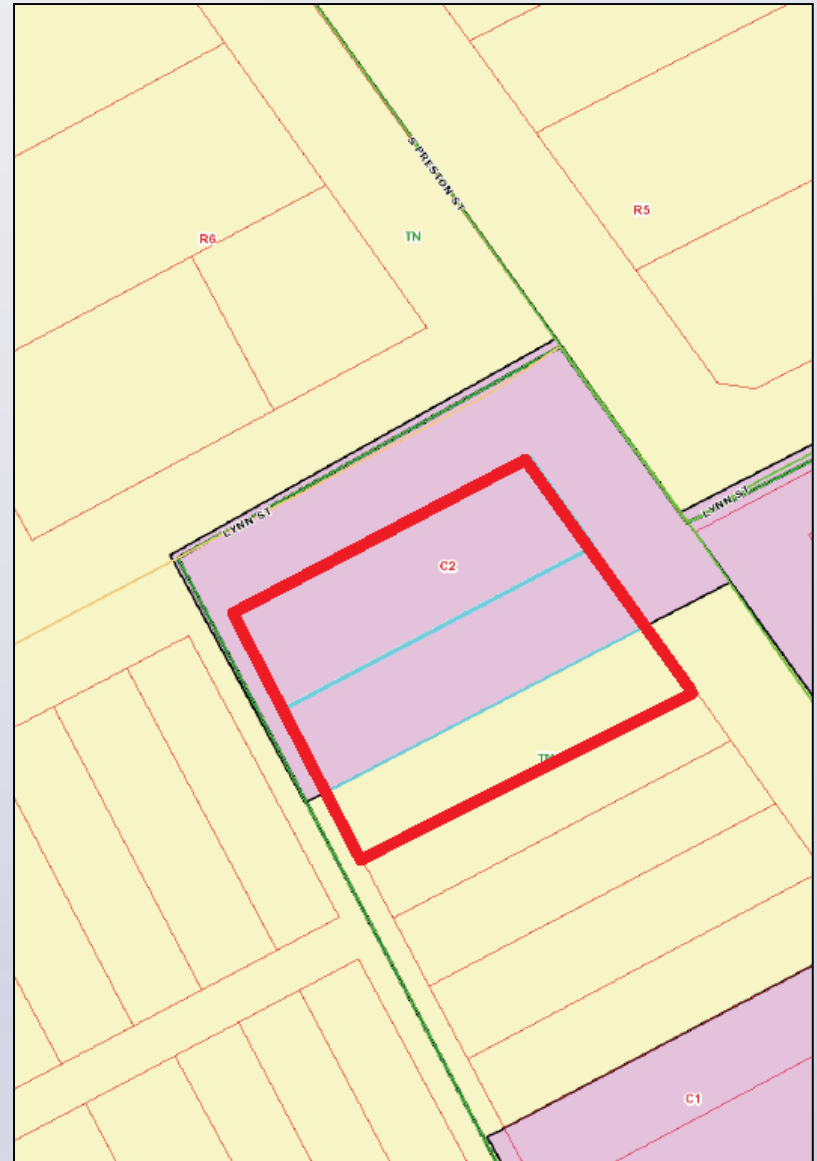
# Zoning/Form Districts

## Subject Property:

- Existing: C-2, R-6/ TMC
- Proposed: C-2/TMC

## Adjacent Properties:

- North: R-6/TN
- South: R-6/TMC
- East: R-5, C-1/TN, TMC
- West: R-6/TN



# Aerial Photo/Land Use

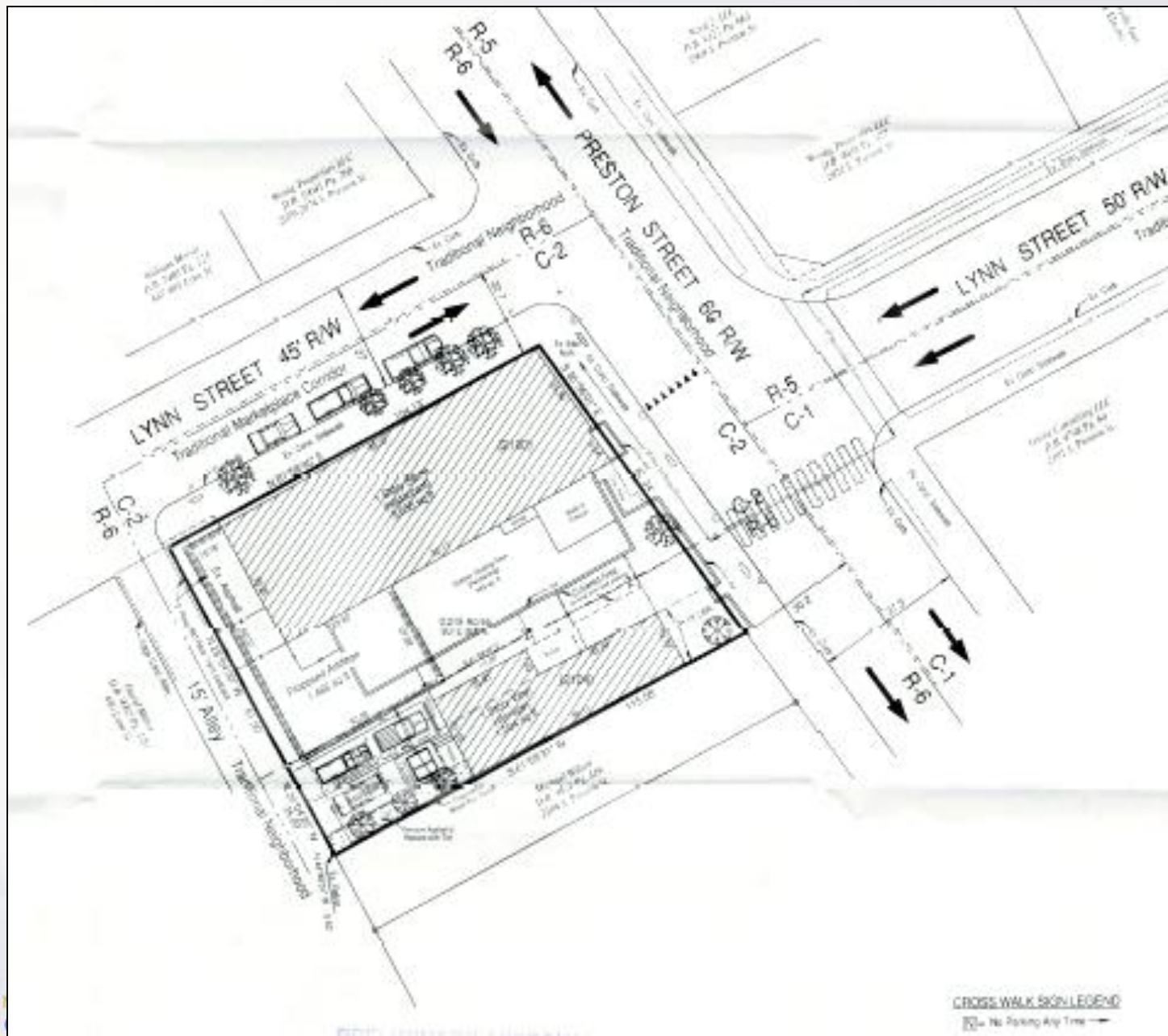
## Subject Property:

- Existing: Commercial
- Proposed: Commercial

## Adjacent Properties:

- North: Residential Multi-Family
- South: Residential
- East: Vacant, Residential
- West: Residential





# PC Recommendation

- Public Hearing was held on 4/21/2016
  - No one spoke in opposition.
- 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-2 by a vote of 5-0 (5 members voted)