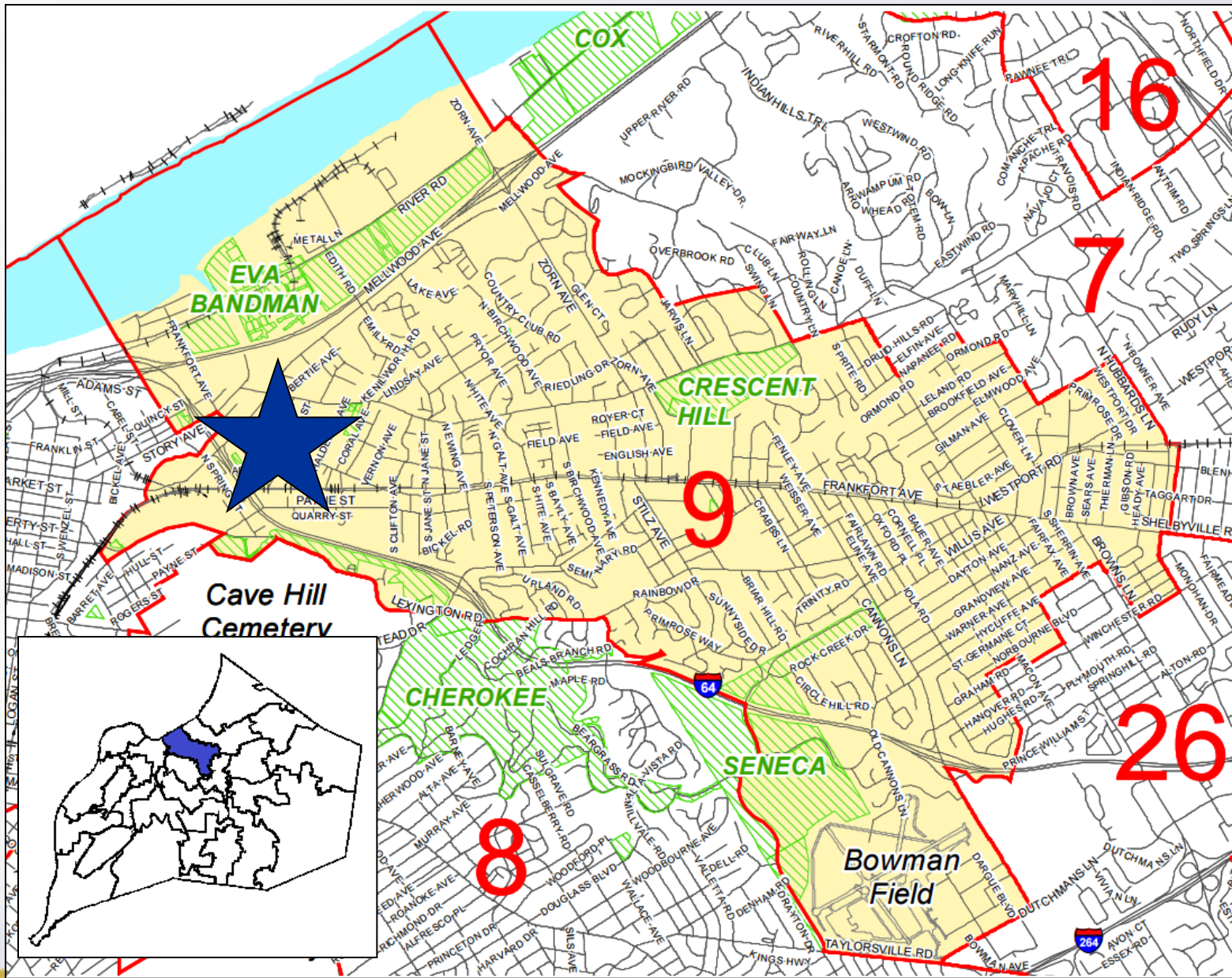


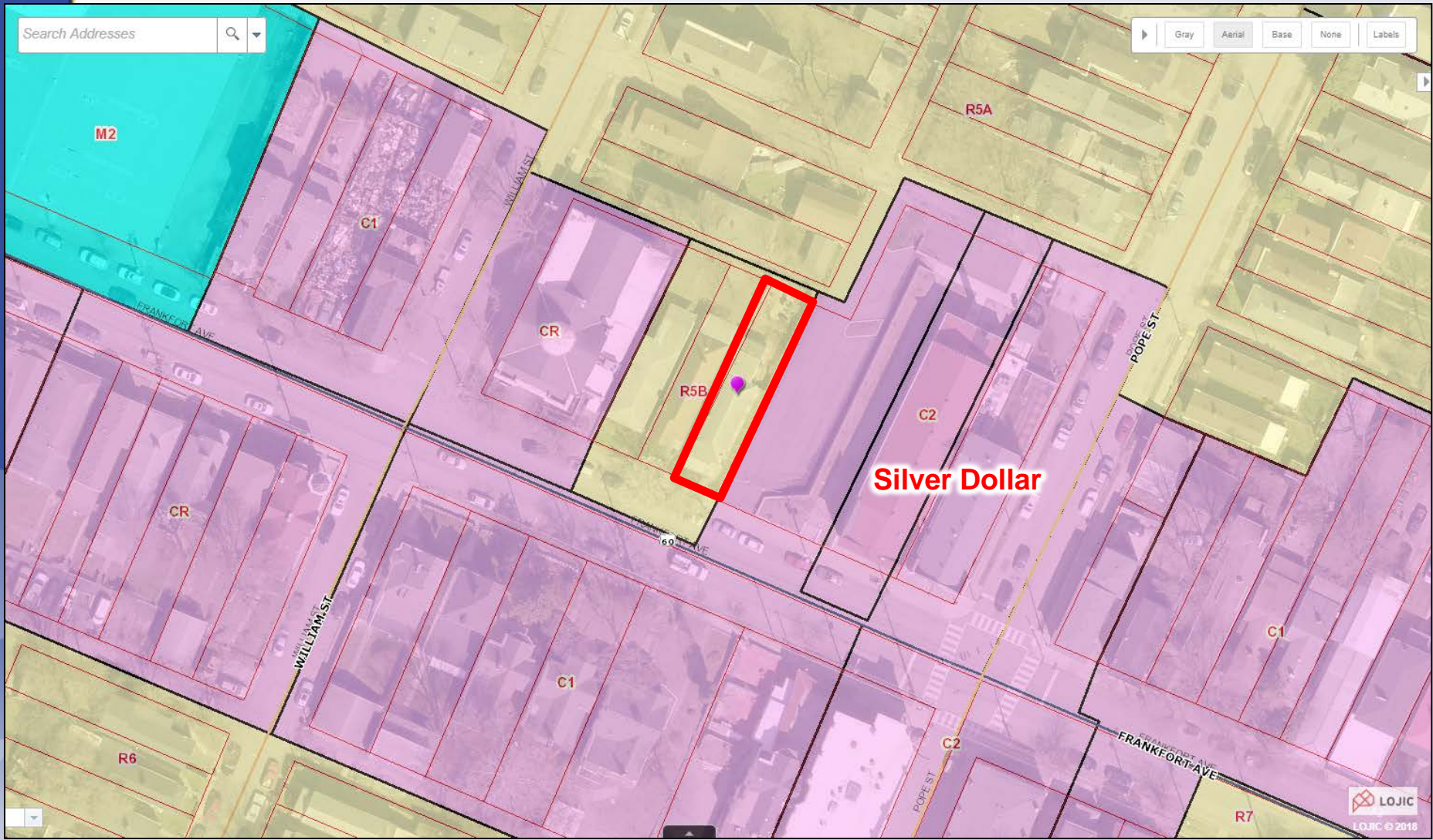
18ZONE1038

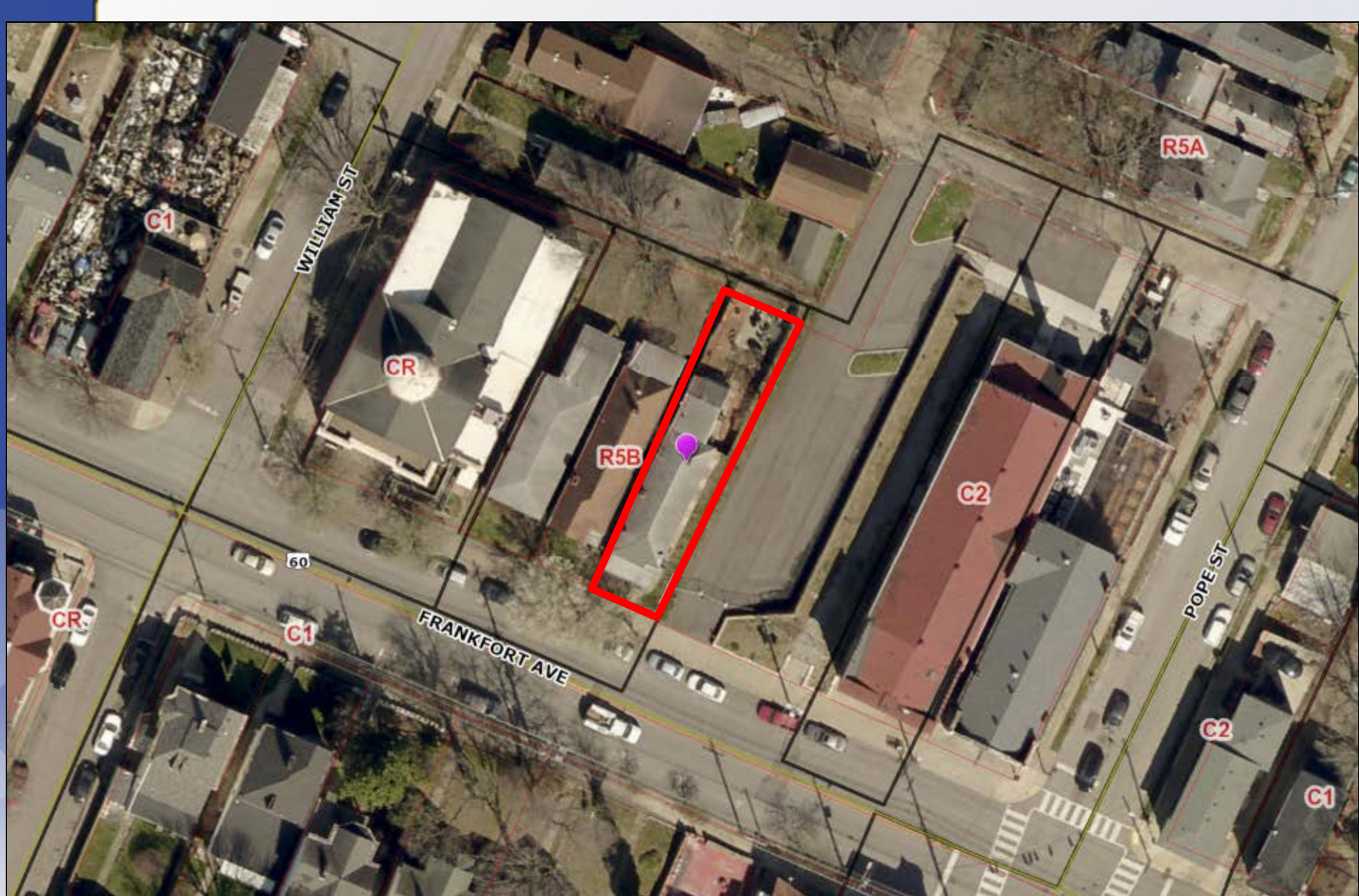
1749 FRANKFORT AVENUE



Planning, Zoning & Annexation Committee
October 16, 2018







Existing: Residential
Proposed: Retail/Office

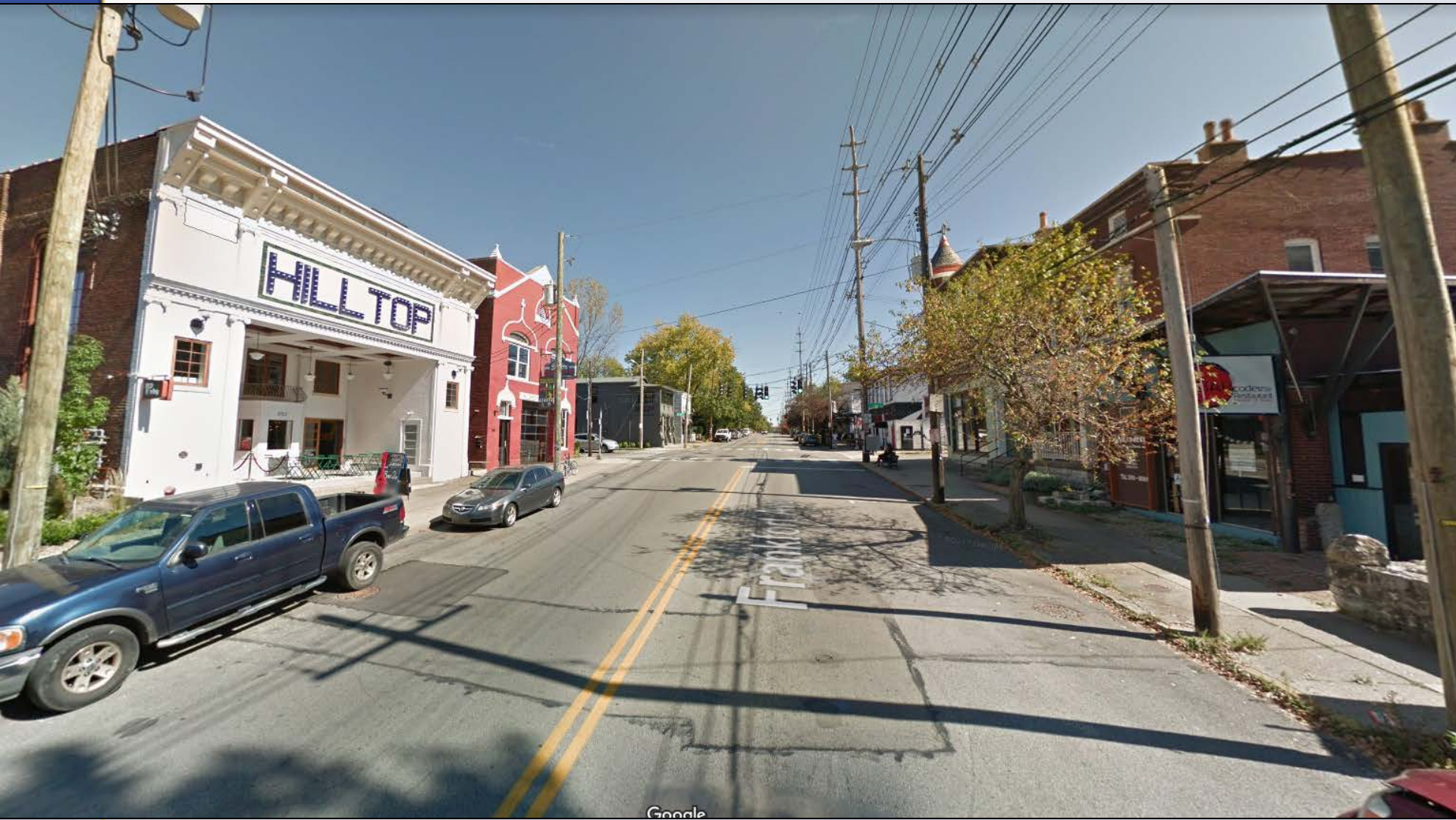
Requests

- Change in Zoning from R-5B Two-Family Residential to C-1 Commercial
- Waiver of Land Development Code, section 10.2 to eliminate the required 15' LBA along the west property line
- Detailed District Development Plan

Case Summary

- Conversion of existing single-family residence to commercial
- Similar and higher intensity commercial districts adjoin and make-up the immediate vicinity
- Shared access from Frankfort Avenue with abutting users







Technical Review

- Preliminary approvals have been received from MSD and Transportation Planning staff

2000-2010 Clifton Neighborhood Plan

- Does not impact current density levels
- Subject to a design review under the Clifton Historic Preservation Guidelines
- Street trees are present
- Bike parking and shared access is provided

Public Meetings

- Neighborhood Meeting on 5/23/2018
 - Conducted by the applicant, 10 people attended the meeting
- LD&T meeting on 8/23/2018
- Planning Commission public hearing on 9/20/2018
 - No one spoke in opposition.
 - The Commission recommended approval of the change in zoning from R-5B to C-1 with a vote of 6-0 (four members were not present).