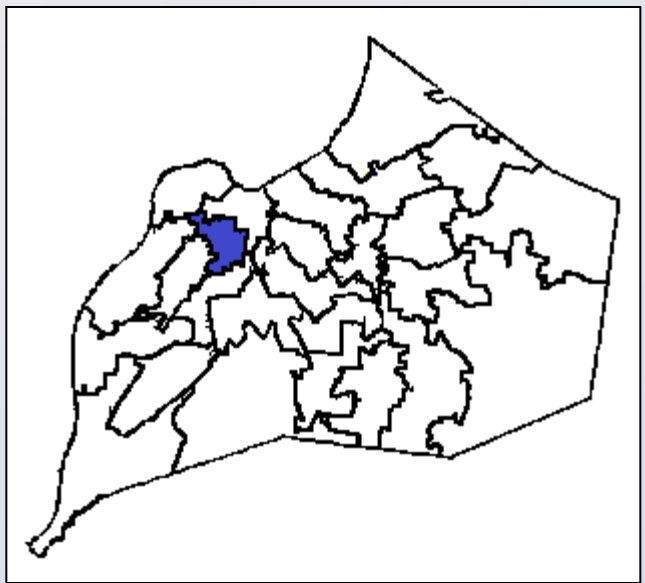
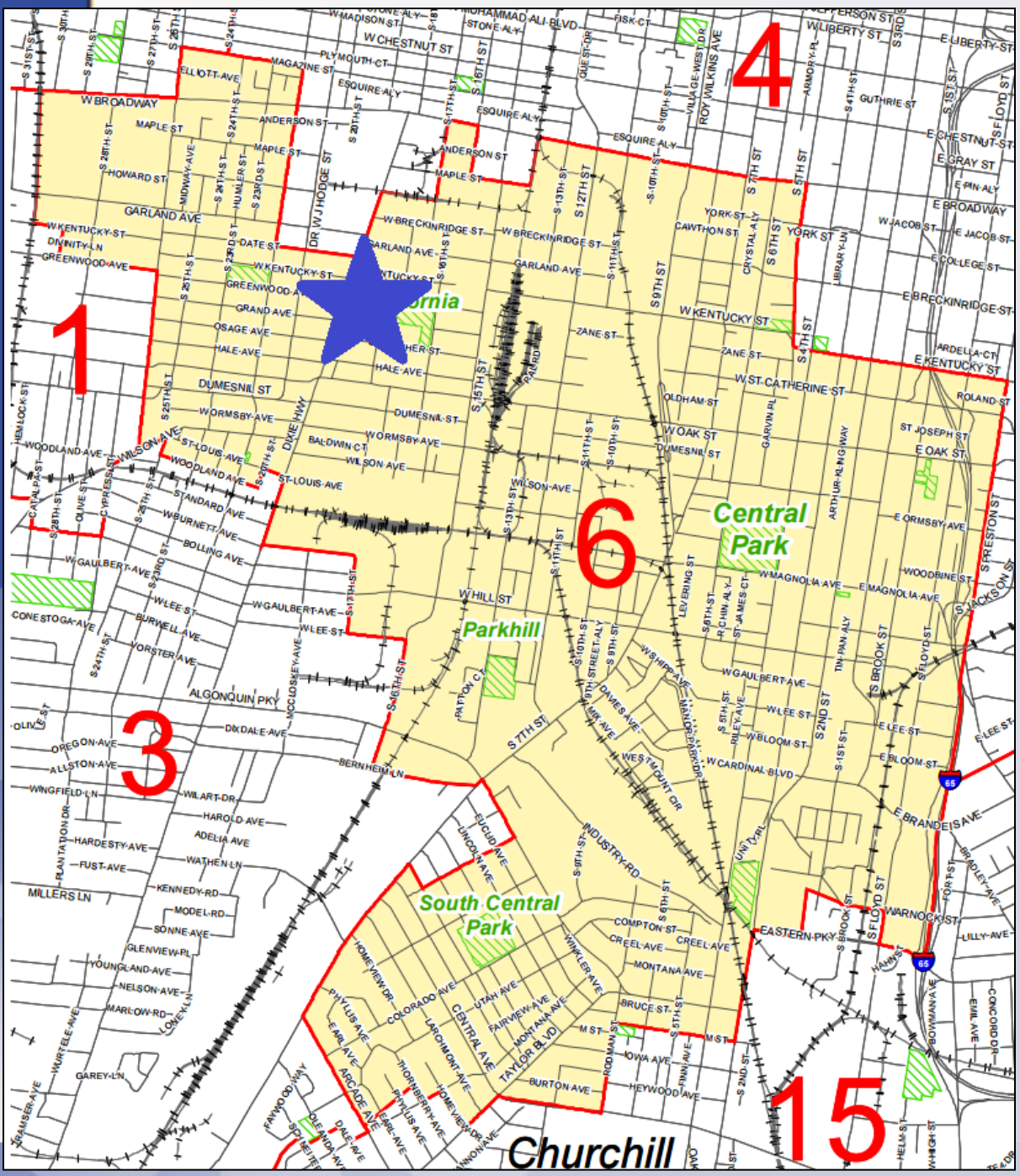


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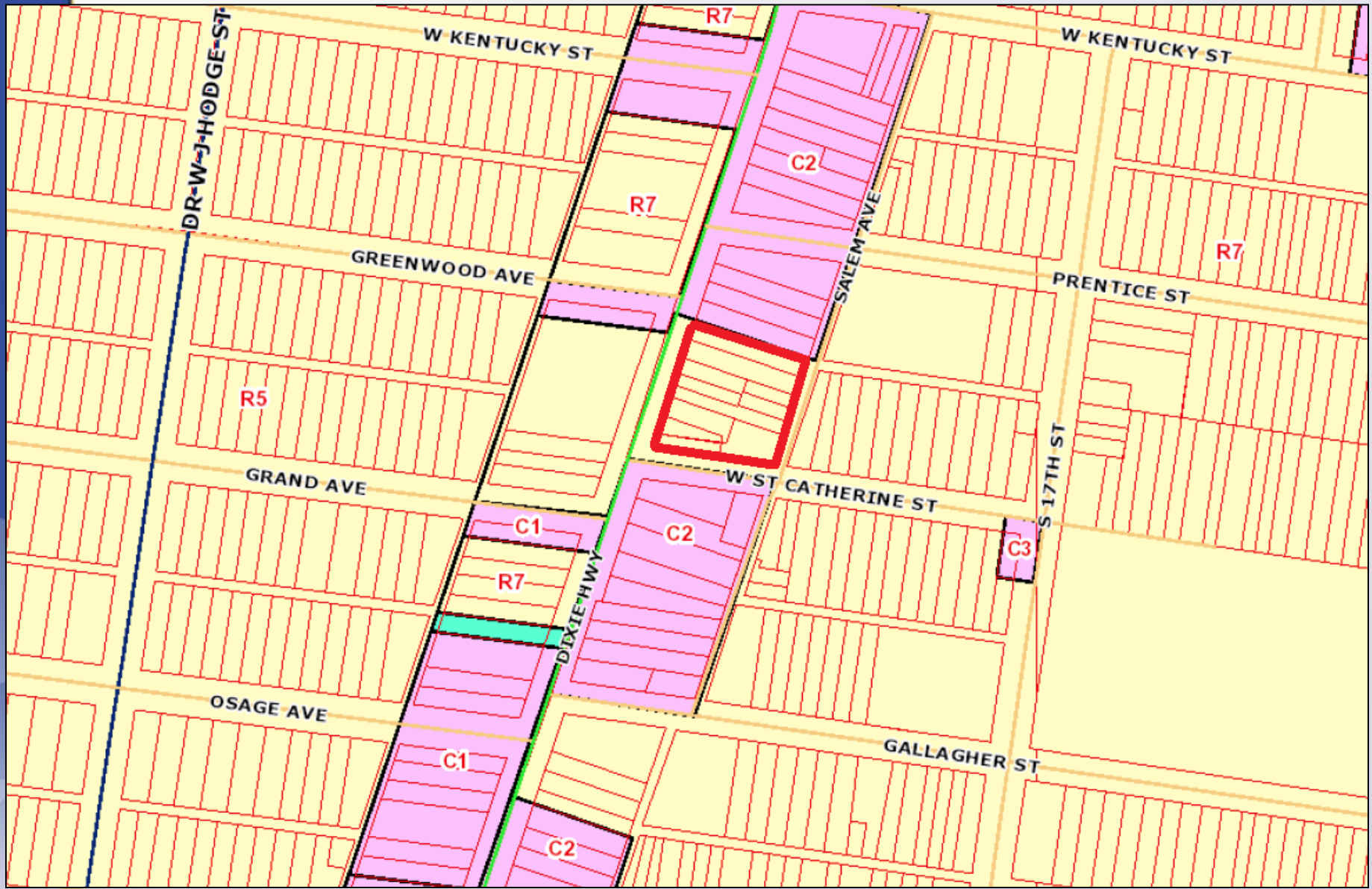


Planning/Zoning, Land Design & Development
October 3, 2017



1049 Dixie Highway
 District 6 -
 David James

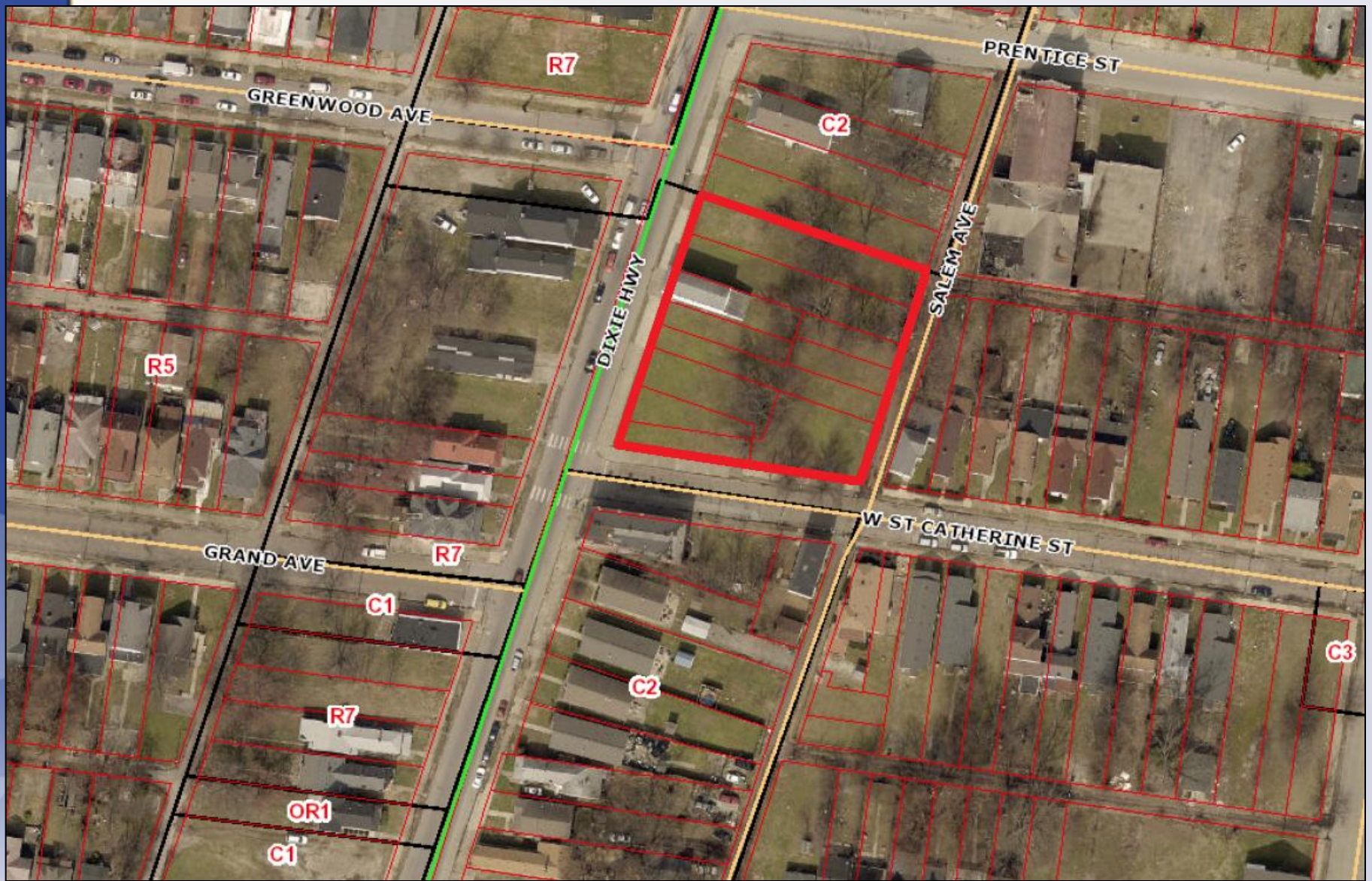
Churchill



Subject Property:

Existing: R-7/TMC

Proposed: C-2/TMC



Subject Property:
Existing: Vacant
Proposed: Institutional

Requests

- Change in zoning from R-7 to C-2 on 0.95 acres
- Waiver of Section 10.2.4 to not provide 5' vehicle use area landscape buffer along north property line
- Waiver of 10.2.12 to provide Interior Landscape Areas less than 290 square feet in area
- Waiver of 5.5.1.A.3.b to not provide alley access from Salem Avenue
- Detailed District Development Plan

Case Summary

- Site located between W. St Catherine and Prentice Streets in the California neighborhood
- 11,500 square foot mixed-use building, for event space, classrooms and offices.
- 61 parking spaces
- Site mostly vacant, only half is being rezoned
- Future phases include adaptive reuse of existing church as well as another corner building on north side of site

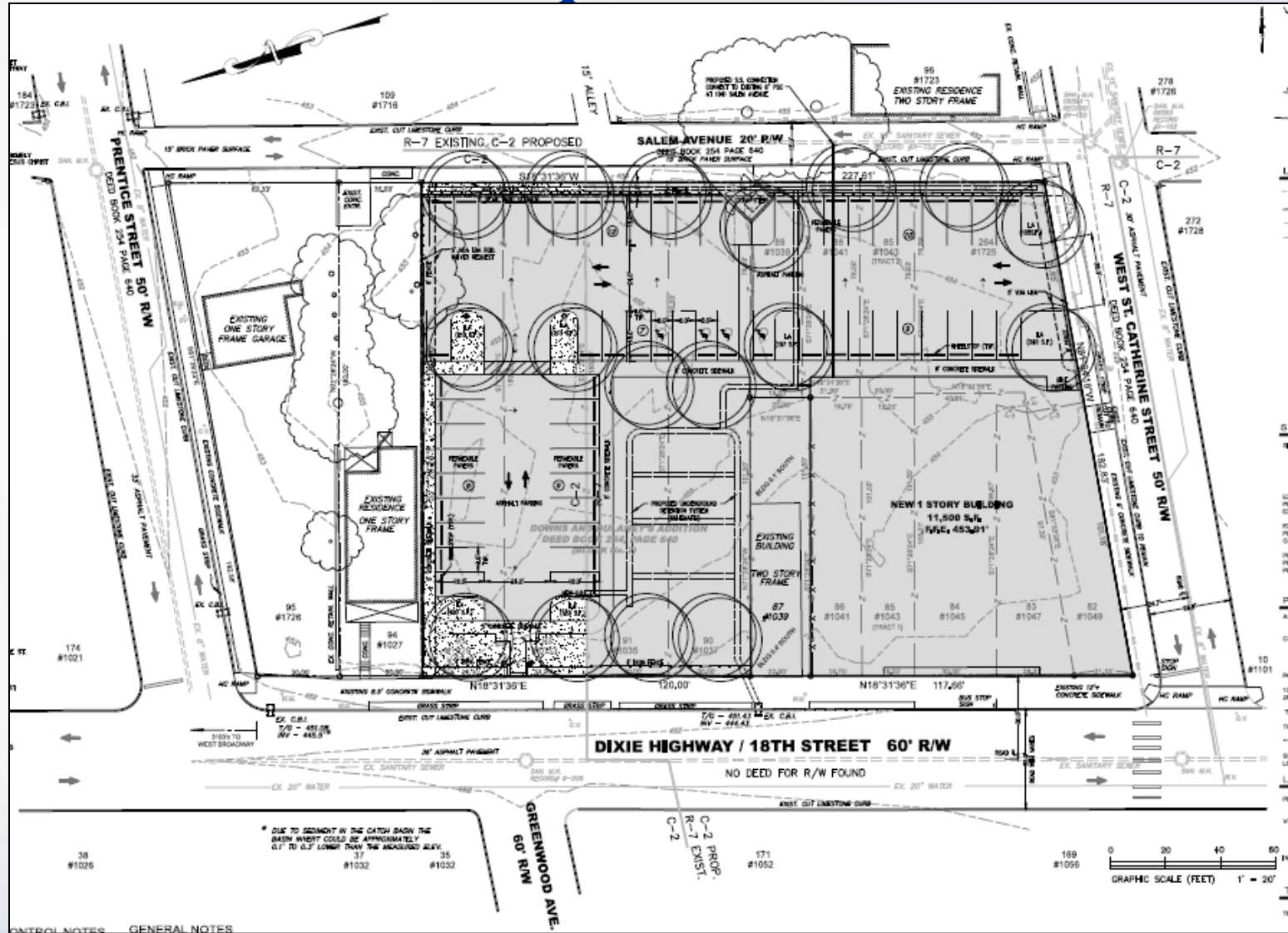
Site Photos



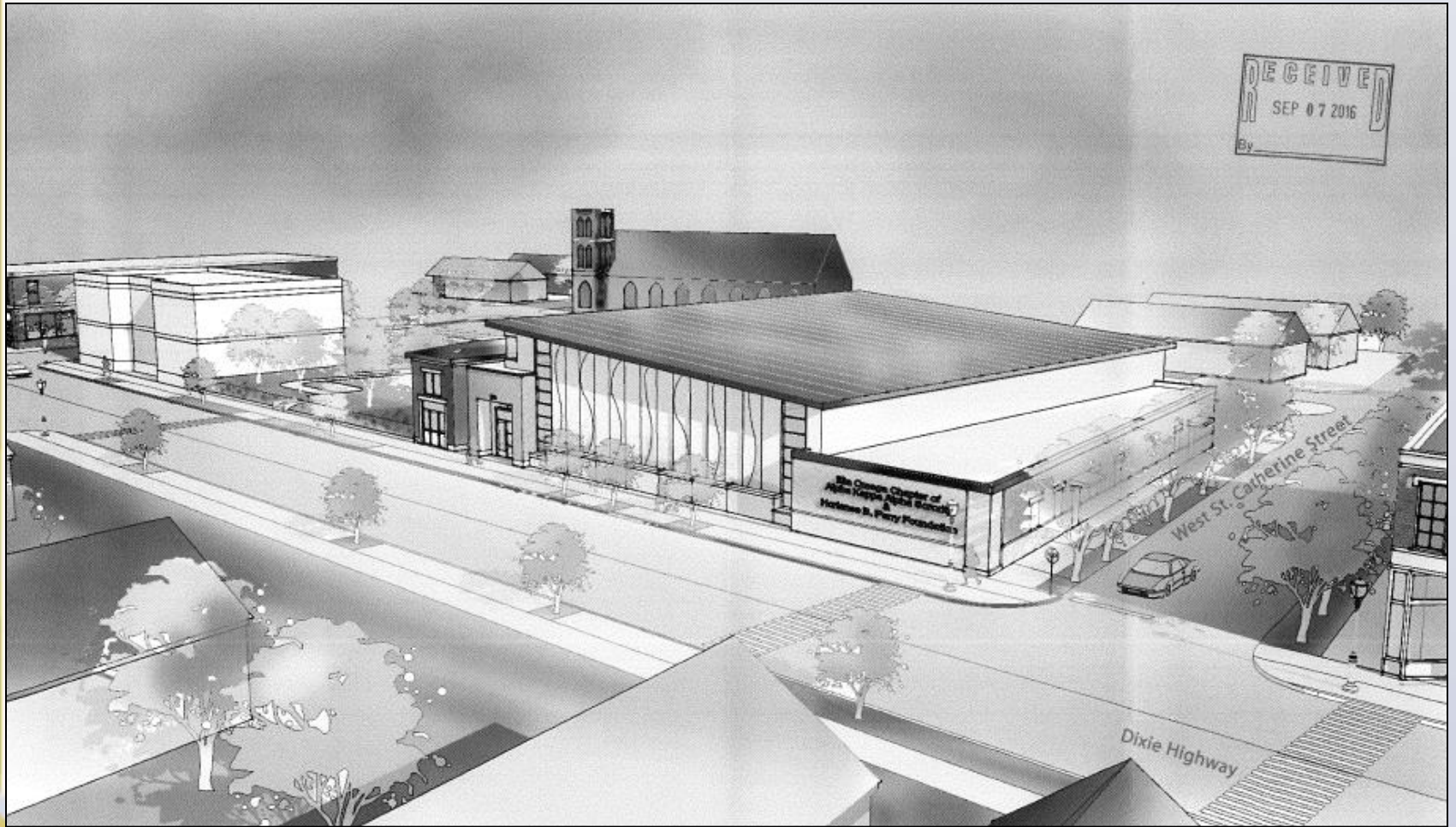
Site Photos



Development Plan



Rendering



PC Recommendation

- The Planning Commission conducted a public hearing on 9/7/2017
- 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-7 to C-2 by a vote of 6-0 (6 members voted)