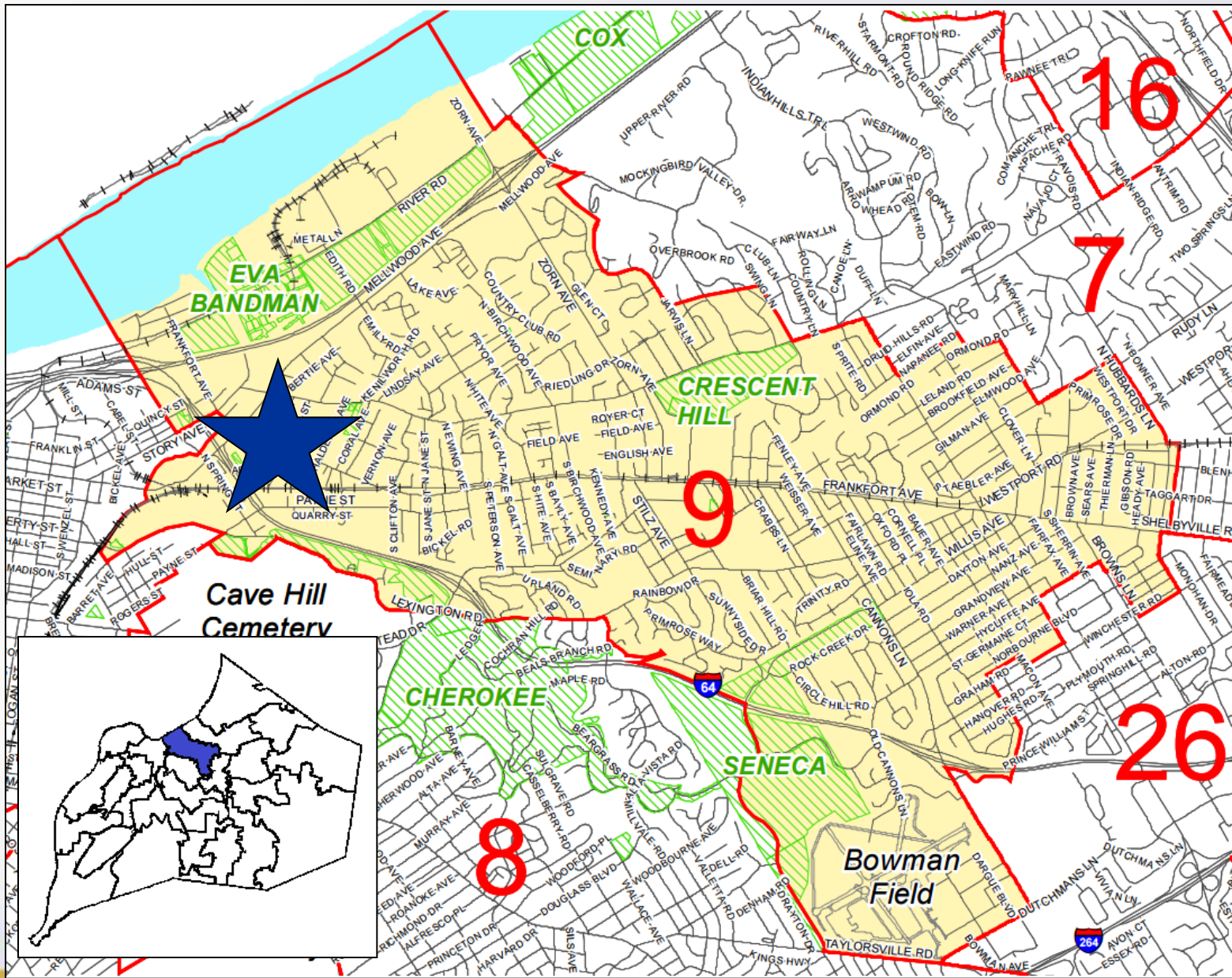


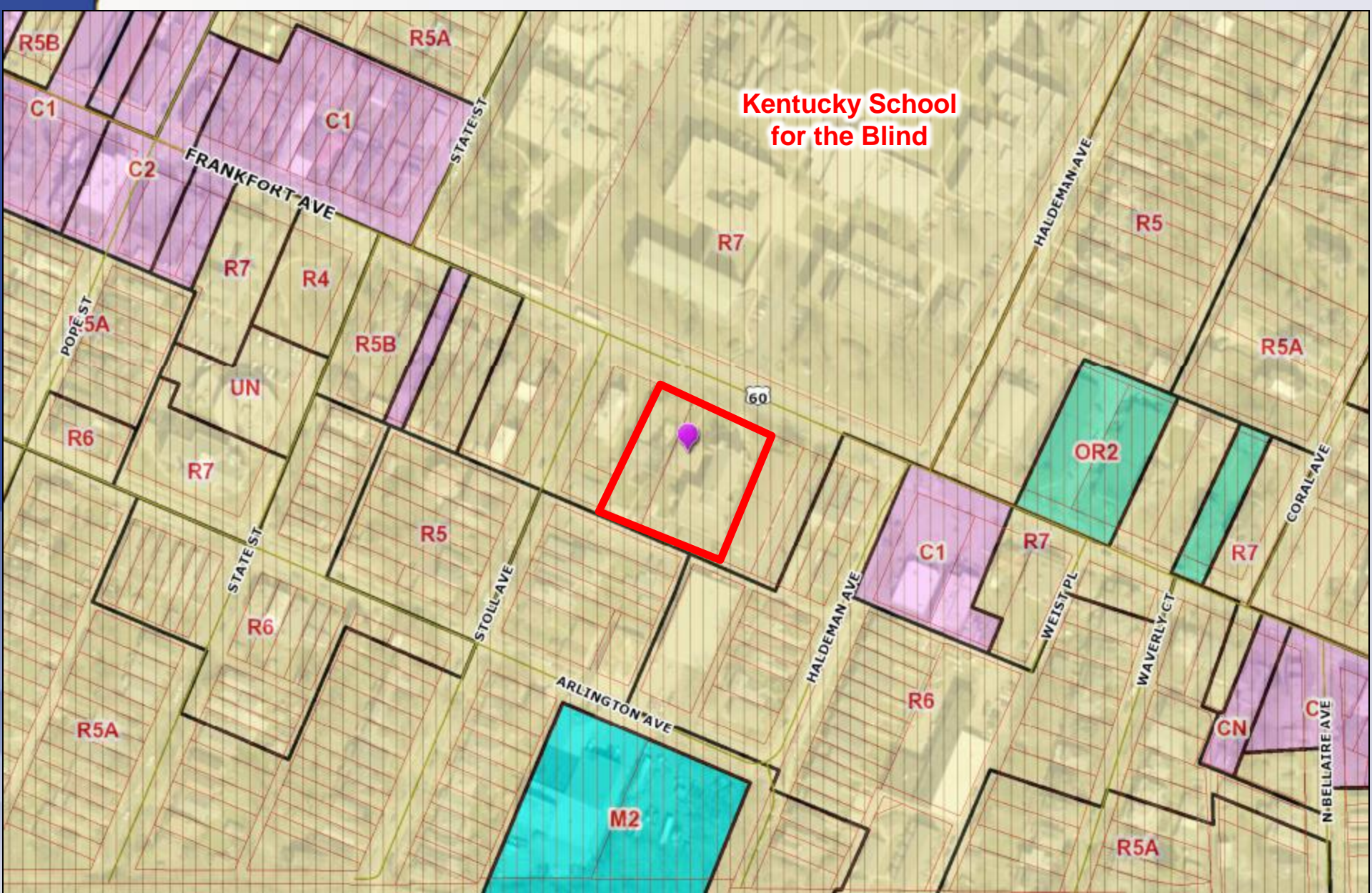
18ZONE1039

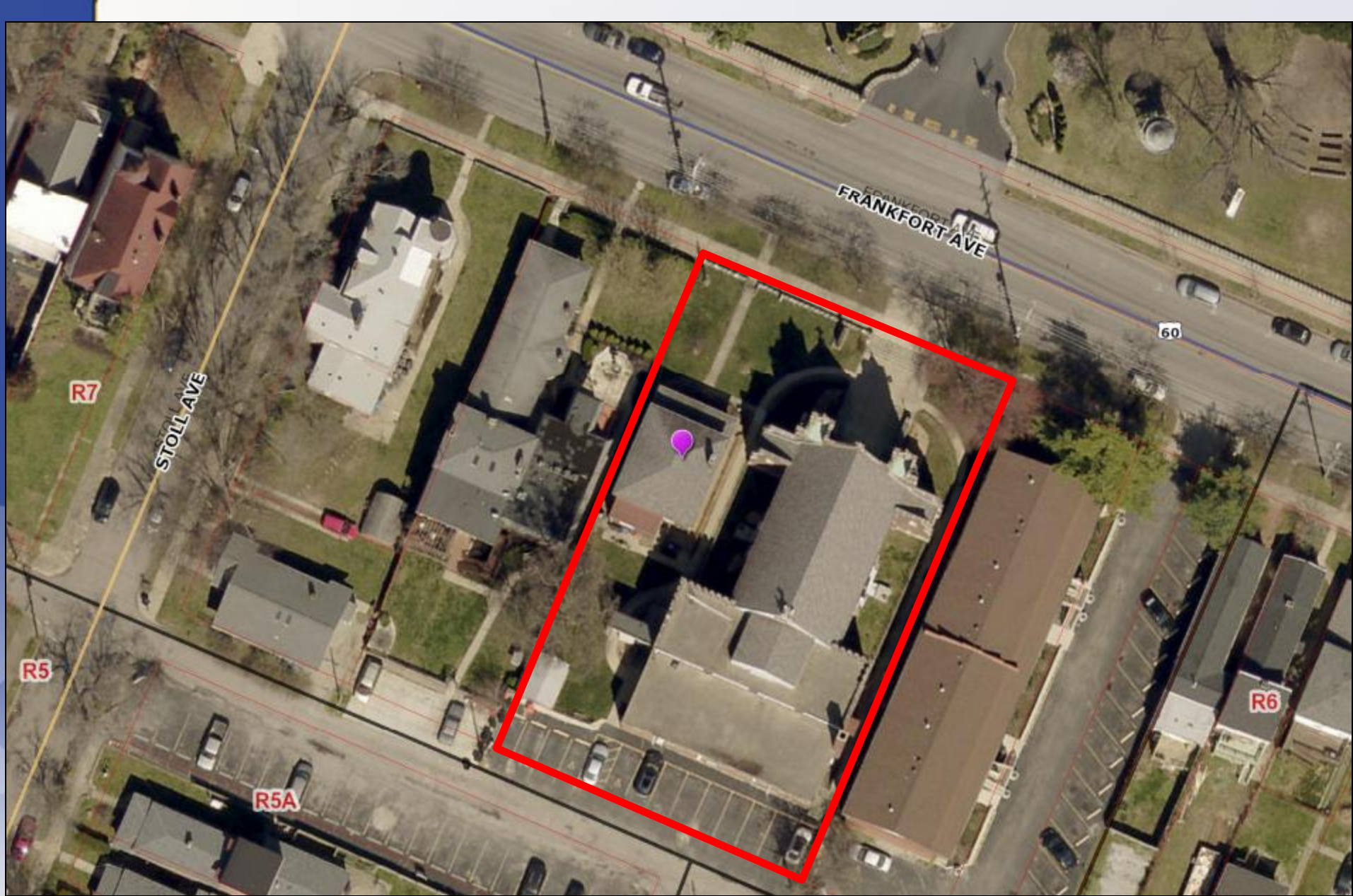
1860 FRANKFORT AVENUE



**Planning, Zoning & Annexation Committee
November 27, 2018**







Requests

- Change in Zoning from R-7 Multi-Family Residential to C-R Commercial Residential

Case Summary

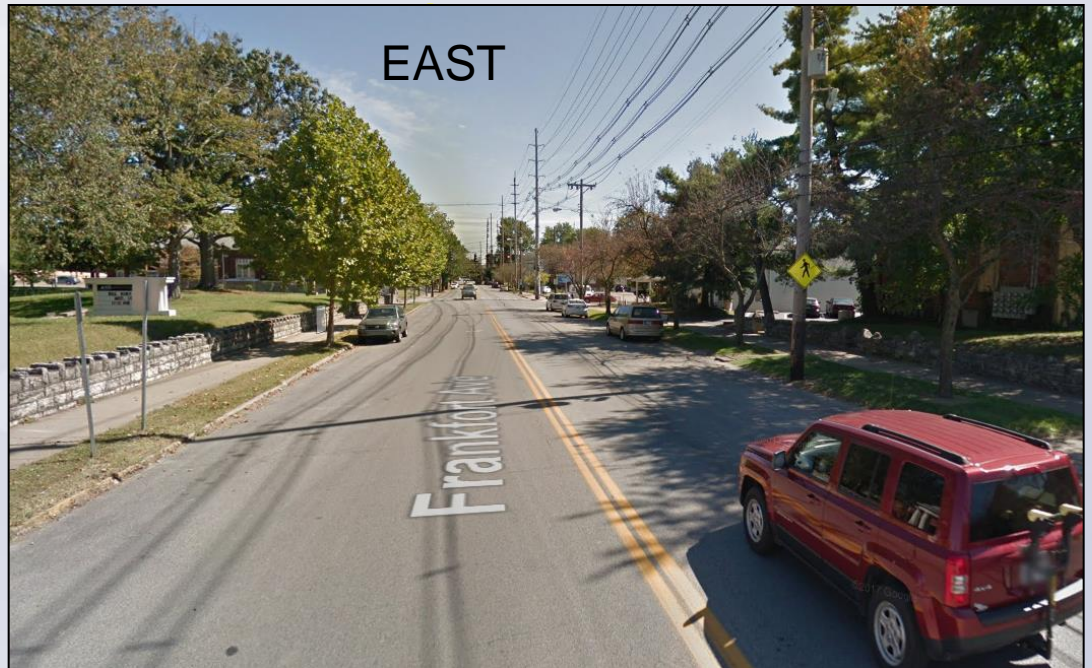
- C-R zoning district permits single and multi-family residential
- Variety of office and commercial uses
- Existing religious grounds and facilities to be repurposed for office/commercial activities
- No exterior changes
- Parking facilities will be retained
- Parking area opposite the southern alley will also be retained and a conditional user permit has been requested in-lieu-of a zoning change



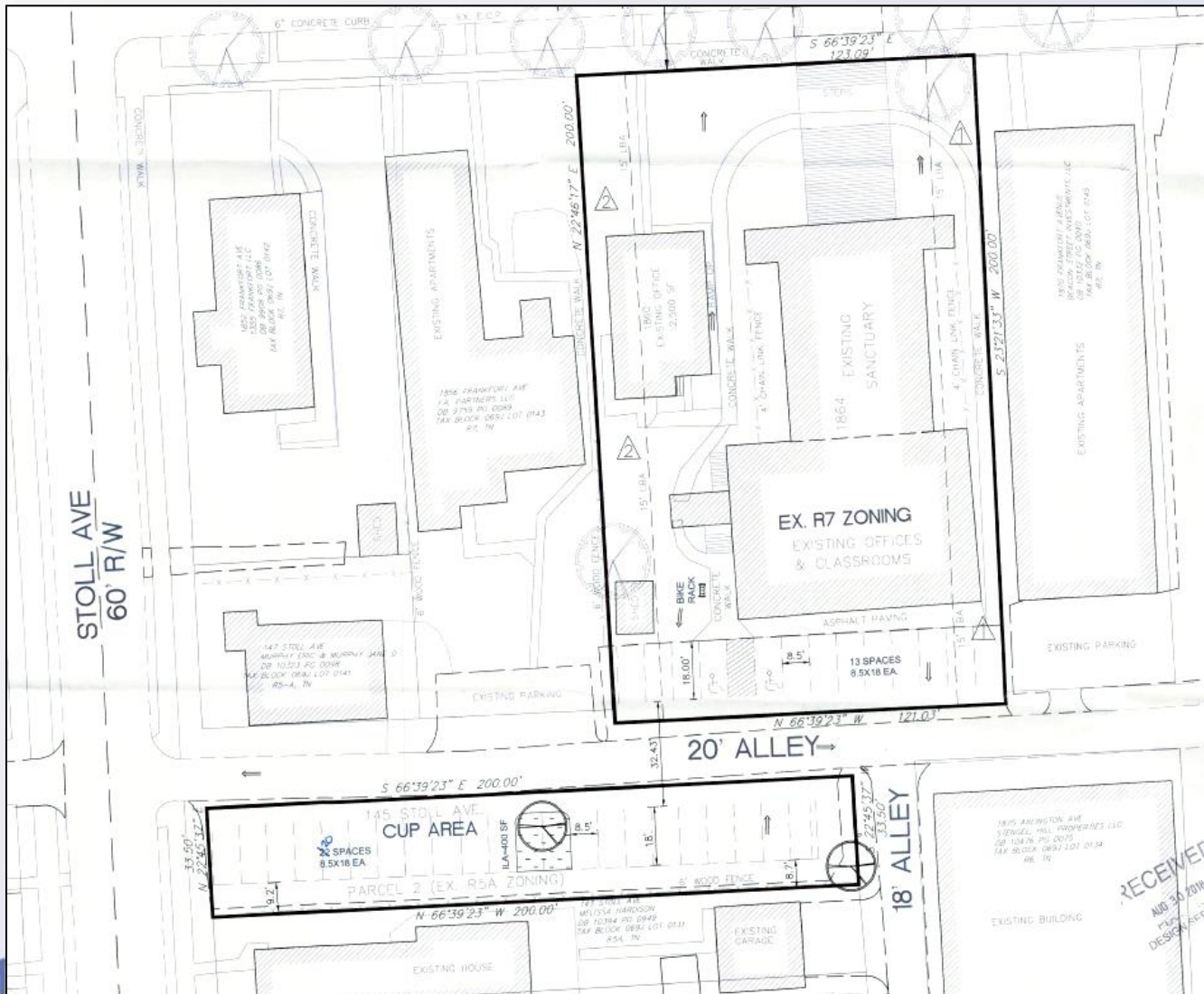
WEST



EAST



Development Plan



RECEIVED
AUG 30 2018
PLANNING
DESIGN CENTER

Technical Review

- Any change to the exterior of the property, including expansion to the floor area, modifications to outdoor areas, or façade renovations will require either the approval of a revised detailed district development plan or certificate of appropriateness, or both

2000-2010 Clifton Neighborhood Plan

- Development does not impact current density levels
- Subject to a design review - Clifton Preservation
- Street trees are present
- Bike parking and ADA parking is provided
- Subject site retains the existing parking facilities to meet parking demand

C-R vs. C-1

- Setback requirements are the same
- Max. Density is the same (34.8 du/acre)
- Floor Area Ratio: 3.0 for C-R, 1.0 for C-1
- C-R does allow uses like Antique shops, Bed and Breakfasts, Offices, etc.
- C-R does not allow things like Auto service stations, Department stores, Hotels/Motels, Restaurants with drive-in facilities, Veterinary hospitals, etc.

Public Meetings

- Neighborhood Meeting on 5/23/2018
 - Conducted by the applicant, 13 people attended the meeting
- LD&T meeting on 8/23/2018
- Planning Commission public hearing on 9/20/2018
 - Two people spoke in opposition.
 - The Commission recommended approval of the change in zoning from R-7 to C-1 with a vote of 6-0 (four members were not present).
- Metro Council requested public hearing to consider C-R zoning on 10/30/2018