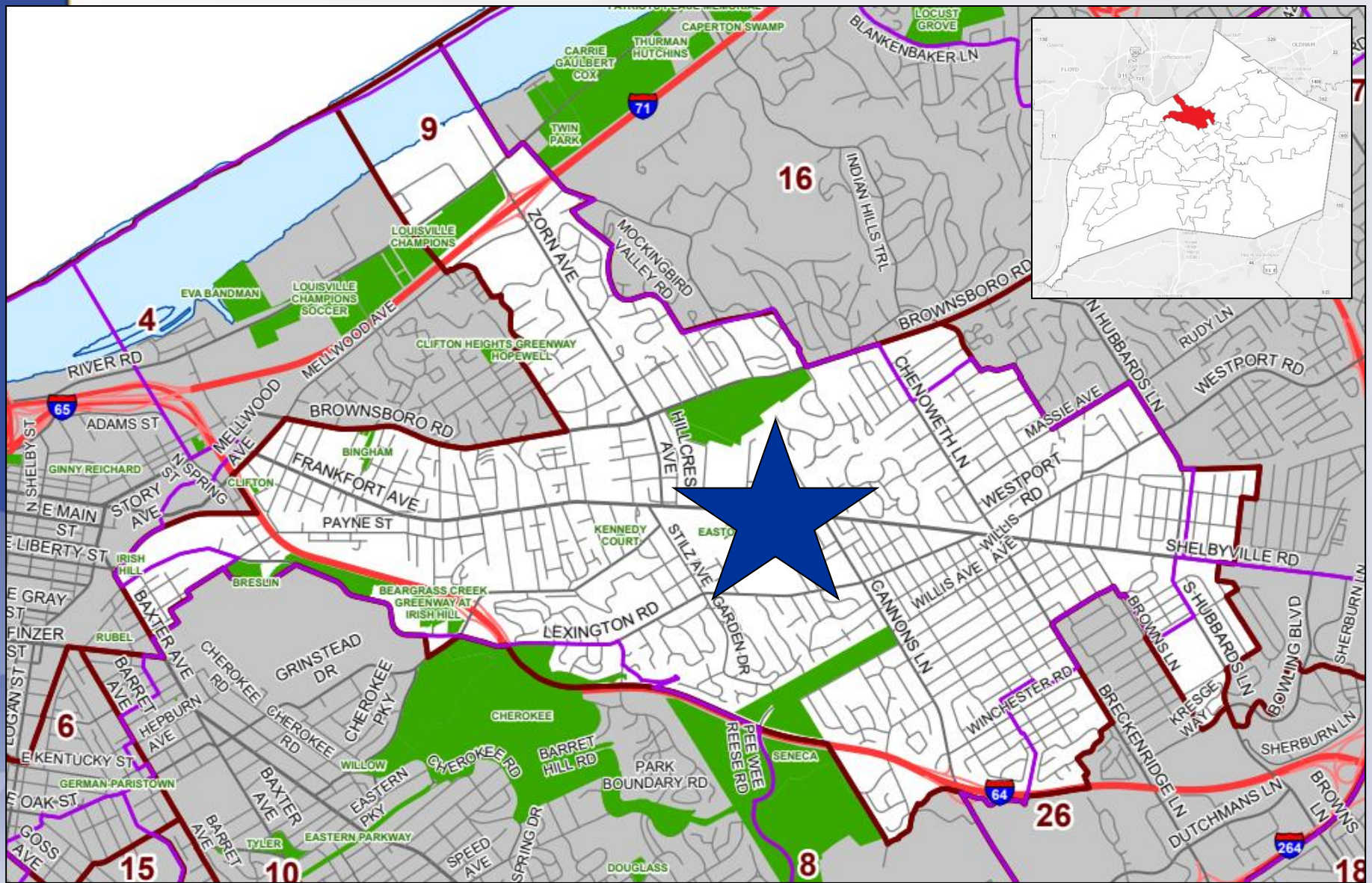


20-ZONE-0126

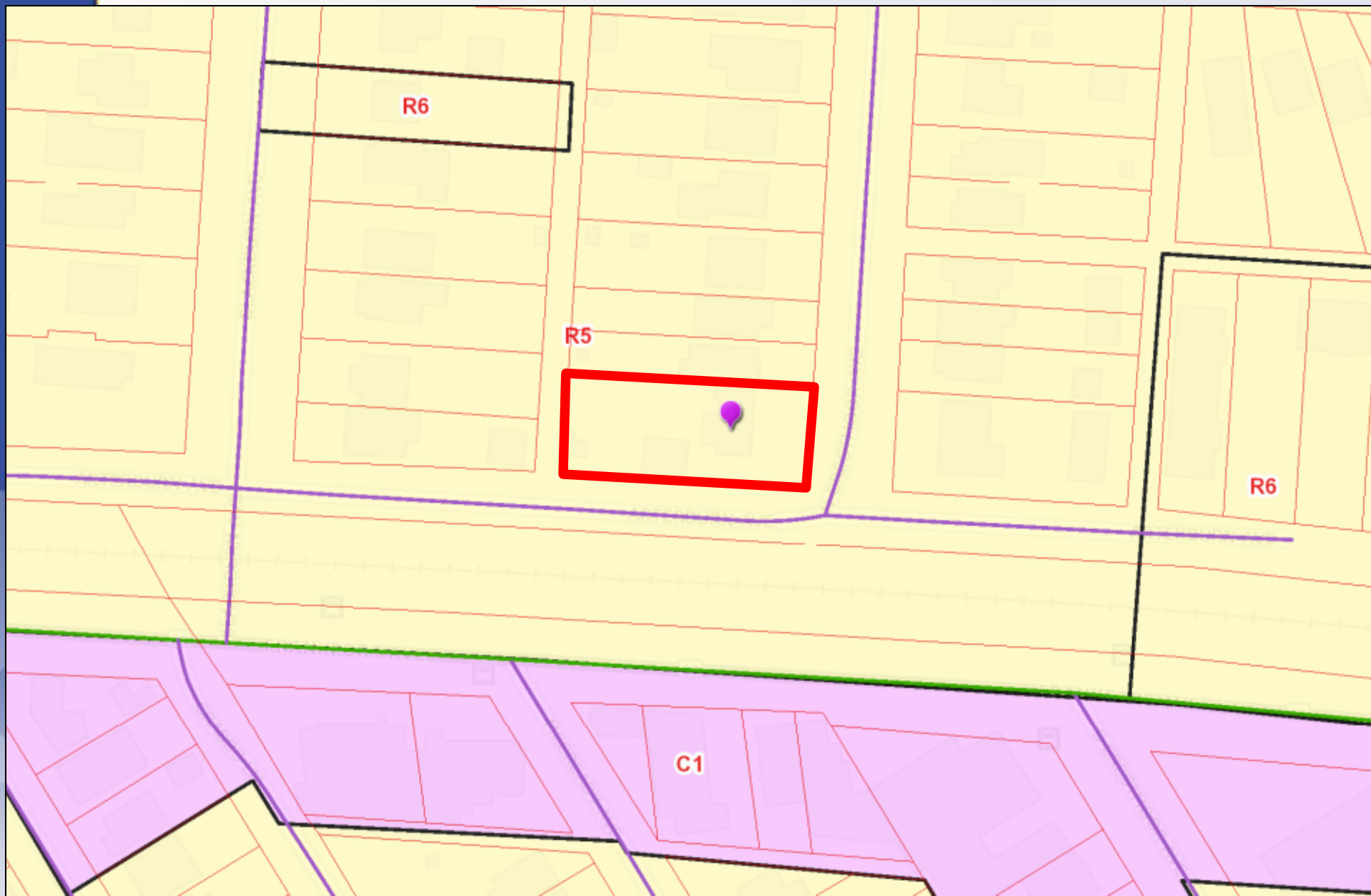
100 N Crestmoor



Planning & Zoning Committee
July 19, 2022







Requests

- **Change in Zoning** from R-5 Single Family Residential to R-6 Multi-Family Residential
- **Waivers**
 - From 5.4.1.G.2 for an infill multi-family development to not comply with the four areas of traditional neighborhood residential development (21-WAIVER-0126)
 - From 10.2.4.B.1 to permit structures and parking to encroach into a required property perimeter LBA (21-WAIVER-0127)
- **Variances**
 - From 5.4.1.D.2 to reduce the required Private Yard Area (required 3,855 sf, requested 3,621 sf, variance of 234 sf)
 - From Table 5.2.2 to permit an existing garage/carriage house to encroach into the required street side yard setback (required 3 ft, requested 0 ft, variance of 3 ft) (21-VARIANCE-0095)
- **Detailed District Development Plan with Binding Elements**

Case Summary

- Currently developed with single-family residence + garage/carriage house - to be preserved
- Proposed tri-plex addition - total of 5 units
- Alley currently unimproved - proposed to be paved for access to parking
- Crescent Hill Neighborhood Plan - no mention of site, recommendation for current zoning to be maintained in neighborhood
- Frankfort Avenue commercial corridor to south across railroad tracks
- Revision to driveway, improvements to Arterburn
- LDC Reform Missing Middle Housing - site plan does not represent what is envisioned

Site Photos-Subject Property

View into site
from N
Crestmoor



View of site
from
Arterburn

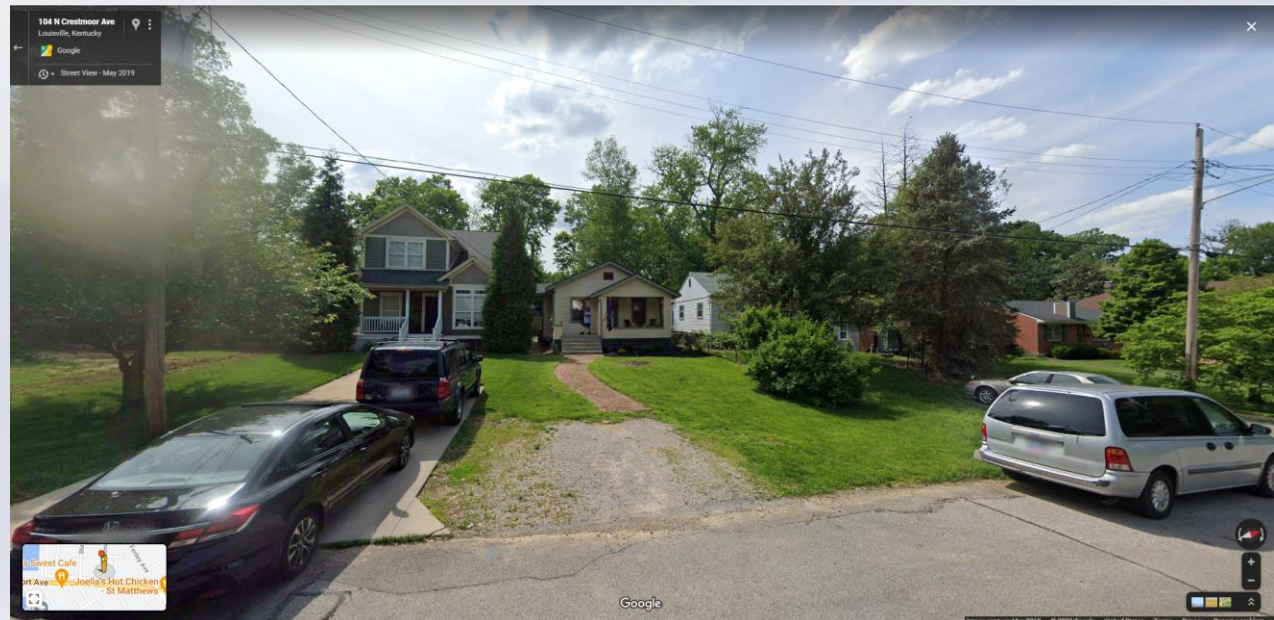


Site Photos-Surrounding Area



Unimproved
alley and
adjacent garage
on Arterburn

Single
Family north
on N
Crestmoor



Site Photos-Surrounding Area

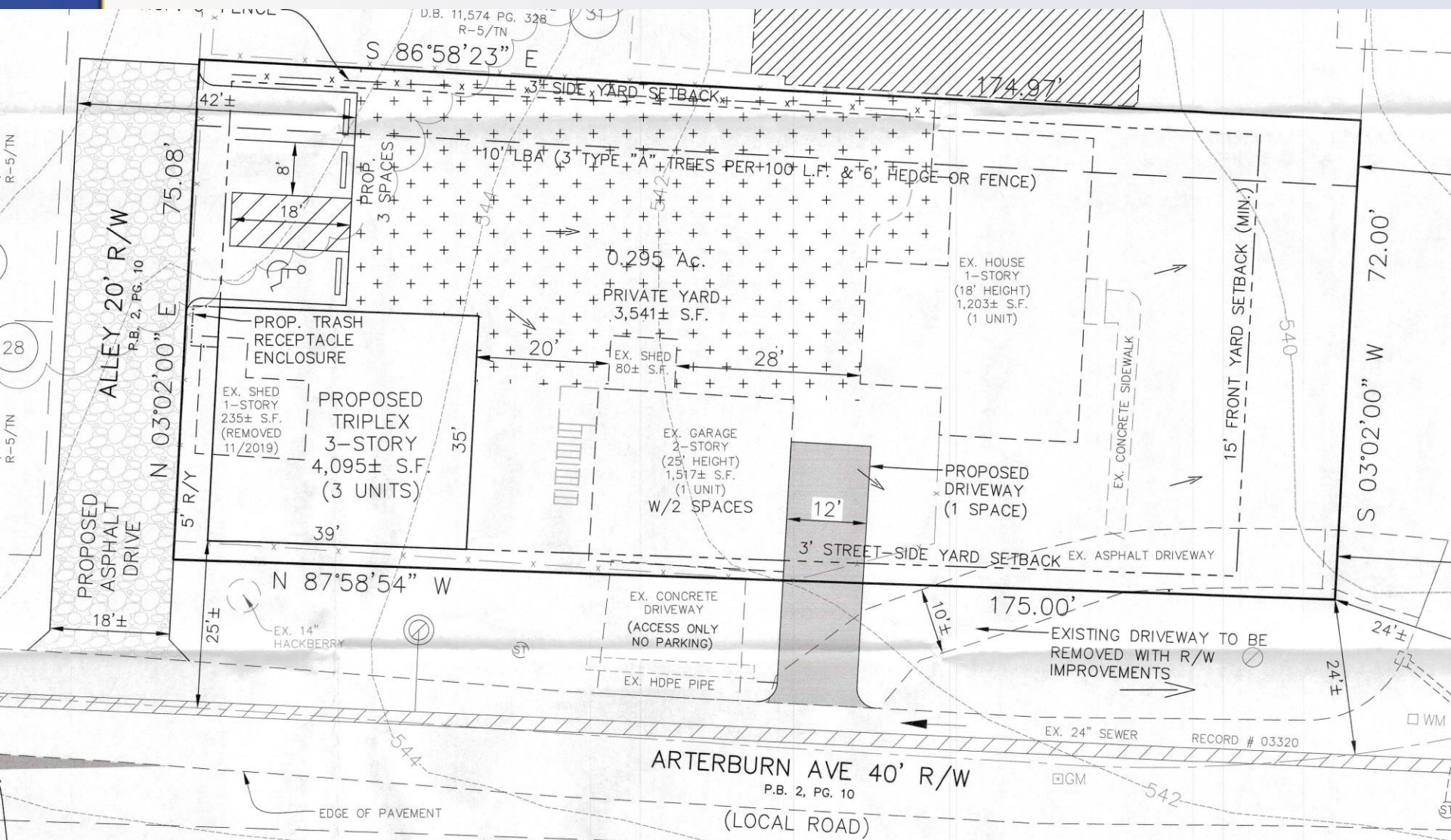


Single Family
across N
Crestmoor

Multi-family
at terminus
of Arterburn



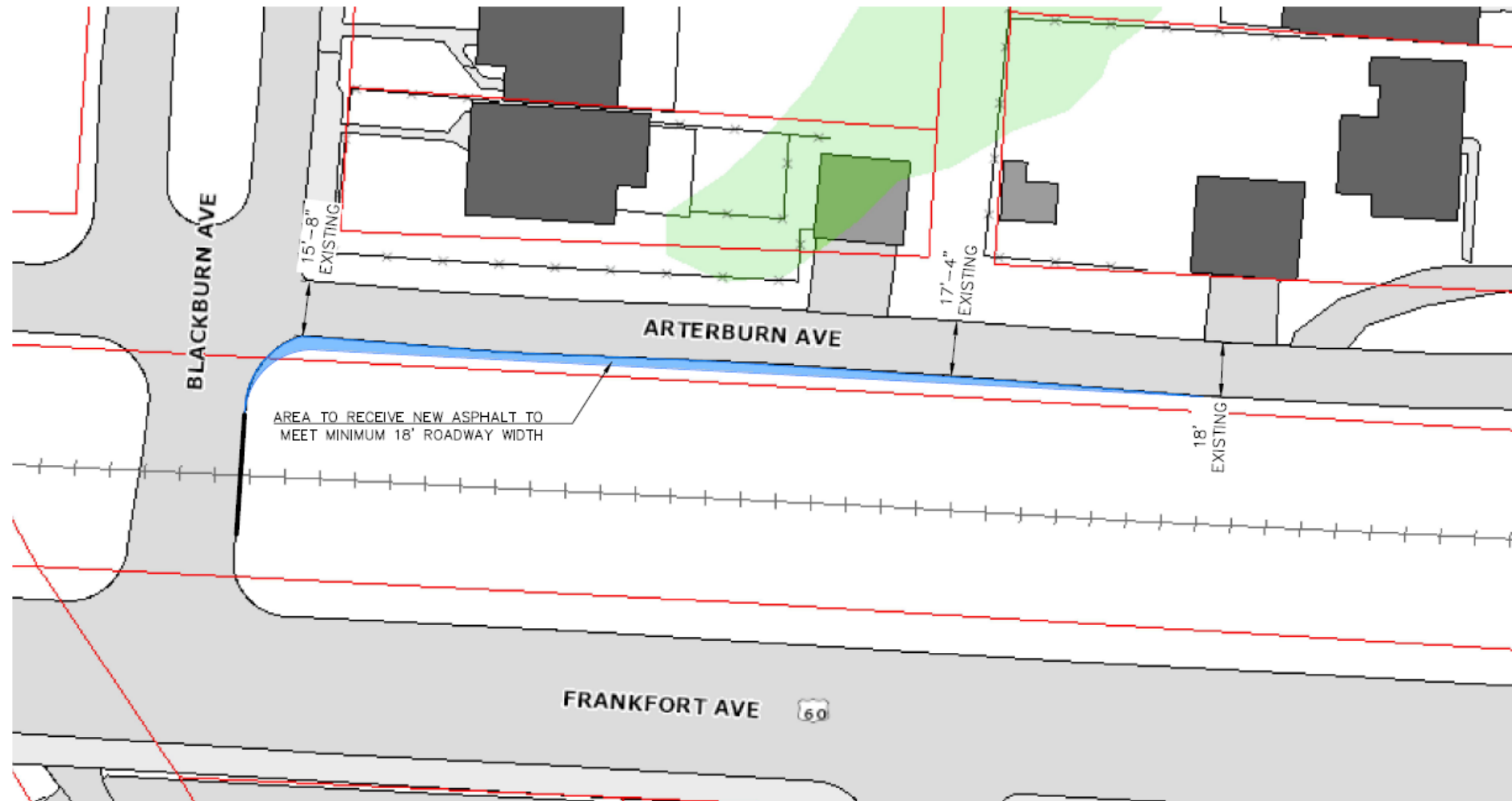
Applicant's Development Plan



Elevation



Improvements to Arterburn



Binding Elements

- Arterburn shall be widened to a minimum of 18' between Blackburn and Crestmoor per Metro Public Works standards with a minimum addition of 2' of asphalt to achieve 18' in total width, as shown at the June 2, 2022 Planning Commission public hearing.
- The fee in lieu for six Type A trees shall be paid with the Chapter 10 Landscape Plan approval in compensation for the removal of the existing tree within the unimproved alley.

Public Meetings

- Neighborhood Meeting on 11/22/2019
- LD&T meeting on 2/24/2022
- Planning Commission public hearing on 6/2/2022
 - Four people spoke in opposition.
 - Motion to recommend denial of the change in zoning from R-5 to R-6 by a vote of 7-2.