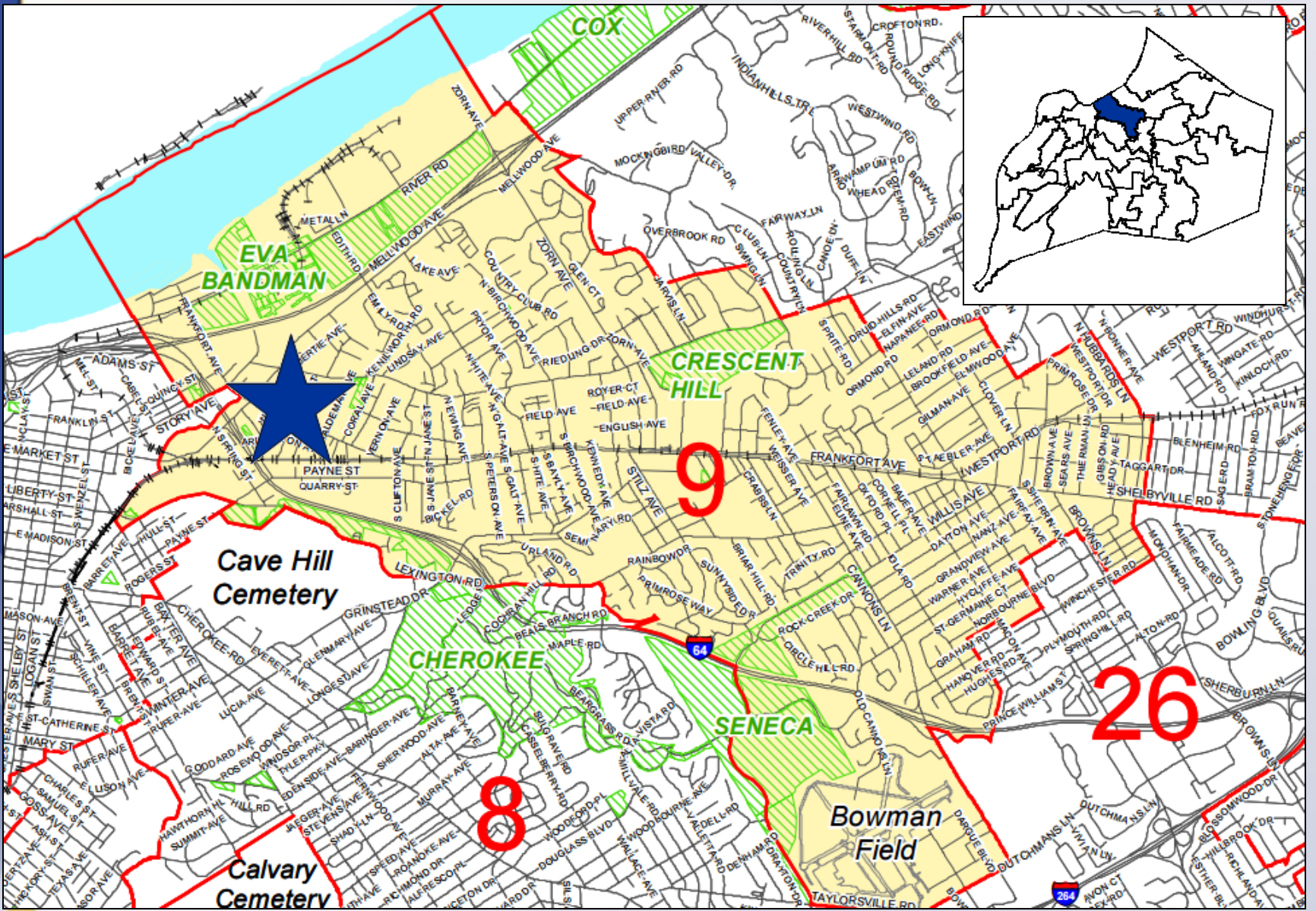


**15ZONE1049**

**1741 Frankfort Avenue**



**Planning/Zoning, Land Design & Development**  
**February 16, 2016**



1741 Frankfort Avenue  
 District 9 - Bill Hollander

# Request(s)

- Change in zoning from R-5B to C-R
- Waiver #1: Waiver from Chapter 10.2.4 of the Land Development Code to not provide the required 10' landscape buffer area along the eastern property perimeter
- Detailed District Development Plan

# Case Summary / Background

- Existing 14,262 SF church
- R-5B to C-R for a split office and retail use
- Site is currently vacant and the existing structure will be utilized
- No new construction is proposed
- Property is located at the intersection of Frankfort Avenue and Williams Street with a 10' unimproved alley located to the rear of the site.
- Five existing on street parking spaces
- Existing non-conforming parking will remain and no additional parking will be required

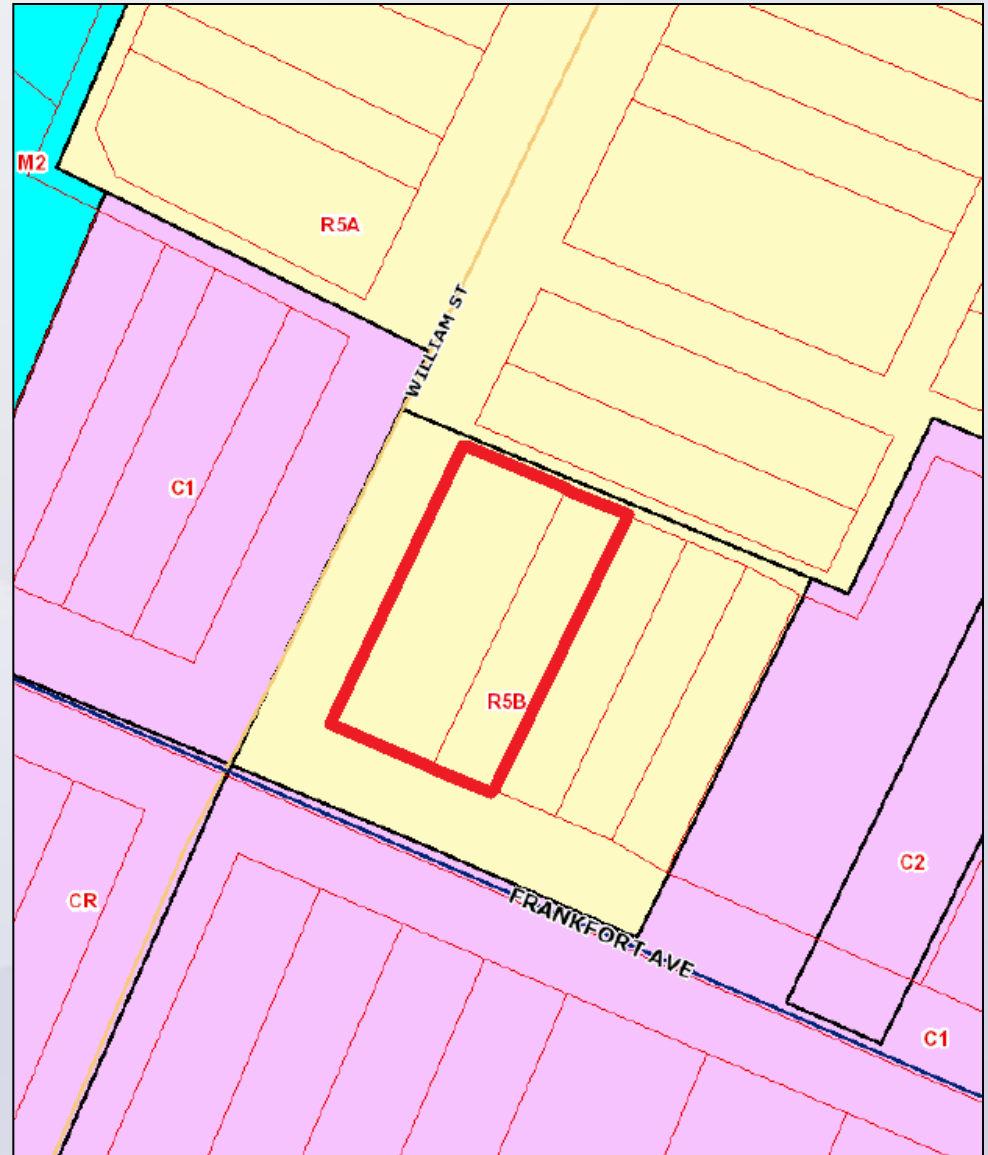
# Zoning/Form Districts

## Subject Property:

- Existing: C-1/N
- Proposed: EZ-1/SW

## Adjacent Properties:

- North: R-7/N
- South: R-4/SW
- East: EZ-1/SW
- West: R-7/N



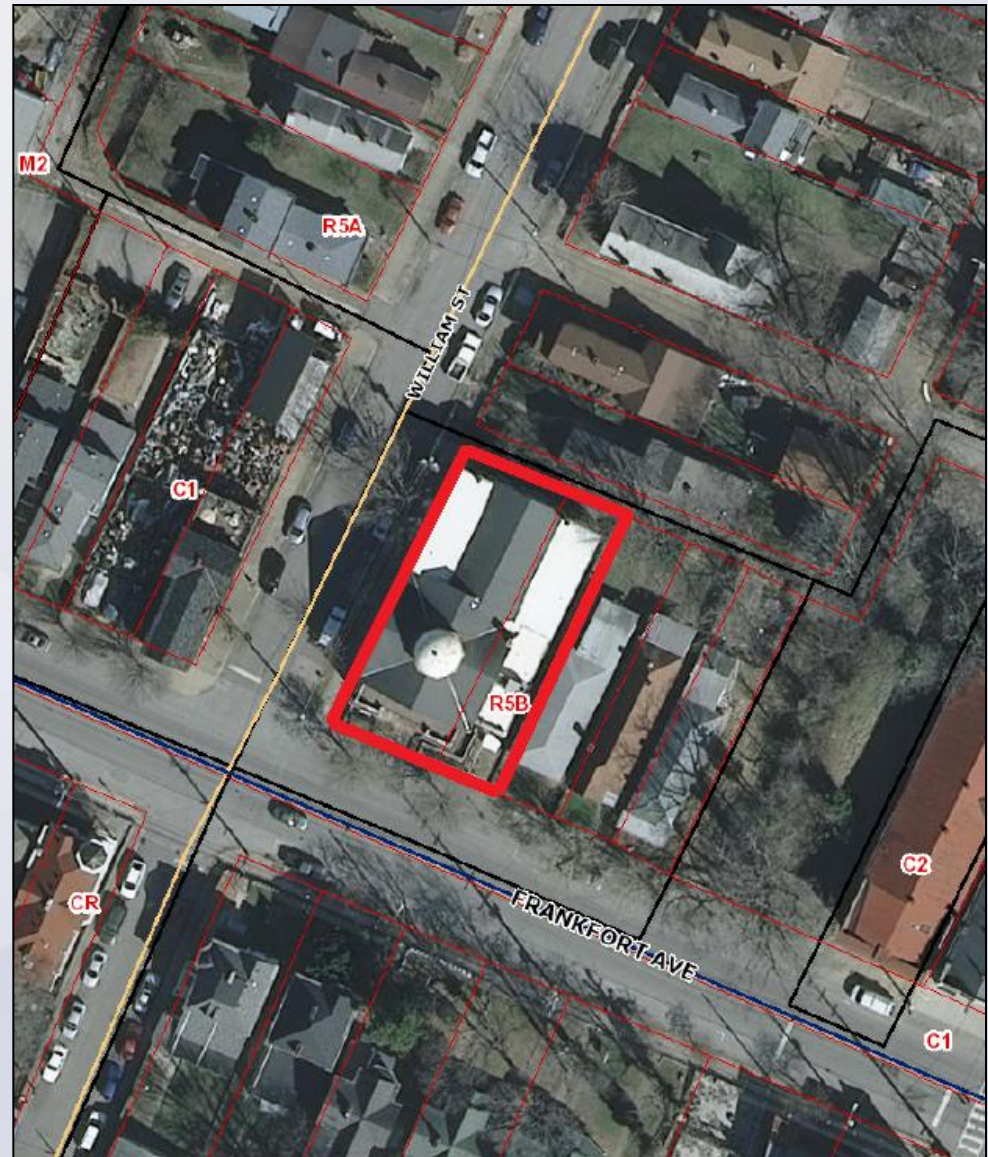
# Aerial Photo/Land Use

## Subject Property:

- Existing: Vacant Church
- Proposed: Office/Retail

## Adjacent Properties:

- North: Residential
- South: Office/Residential
- East: Residential
- West: Commercial



# Subject Property



# Subject Property

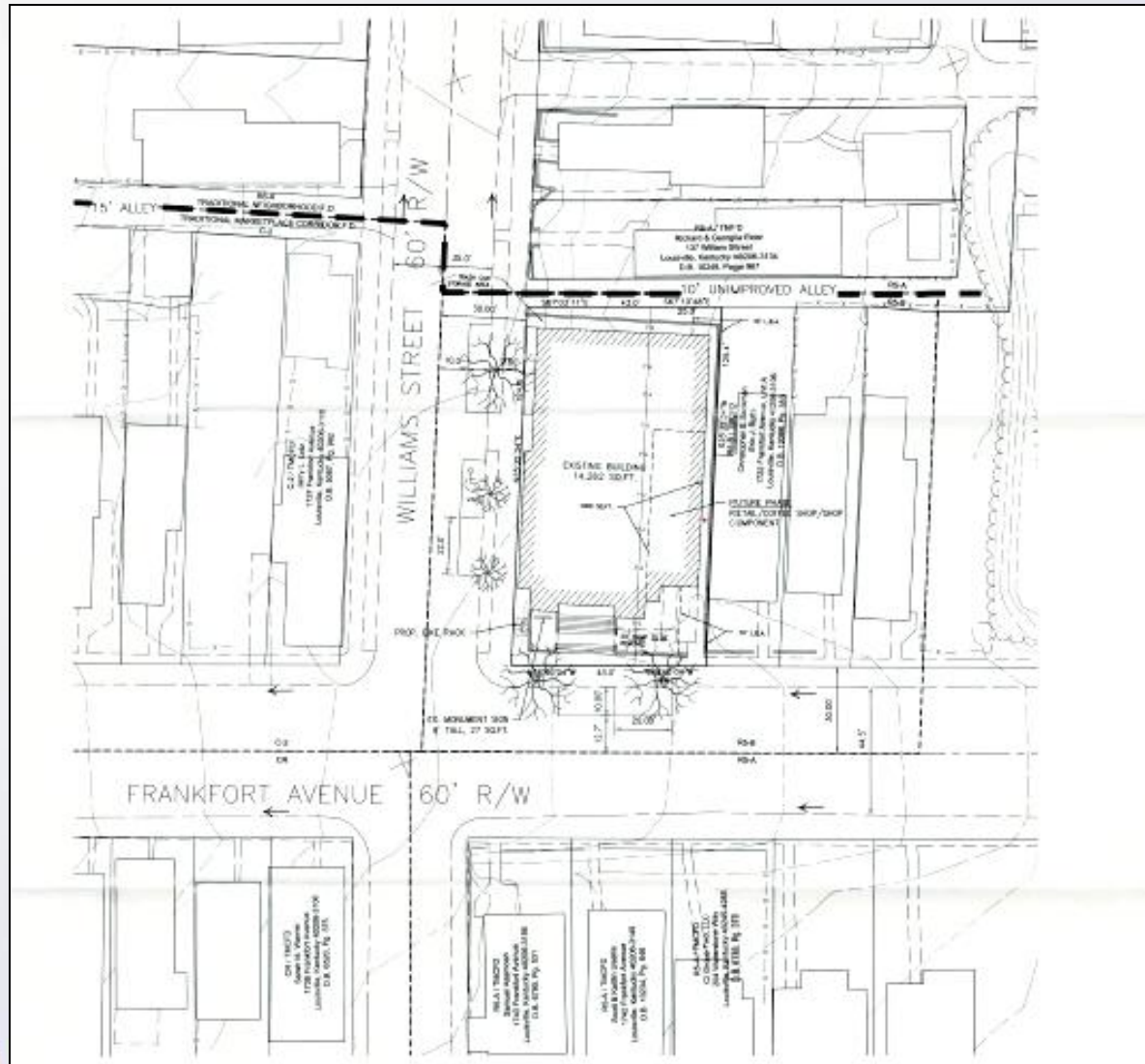




# Subject Property



# Applicant's Development Plan



# PC Recommendation

- Public Hearing was held on 1/21/2016
  - No one spoke in opposition to the requests
- 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-5B to C-R by a vote of 7-0 (7 members voted)