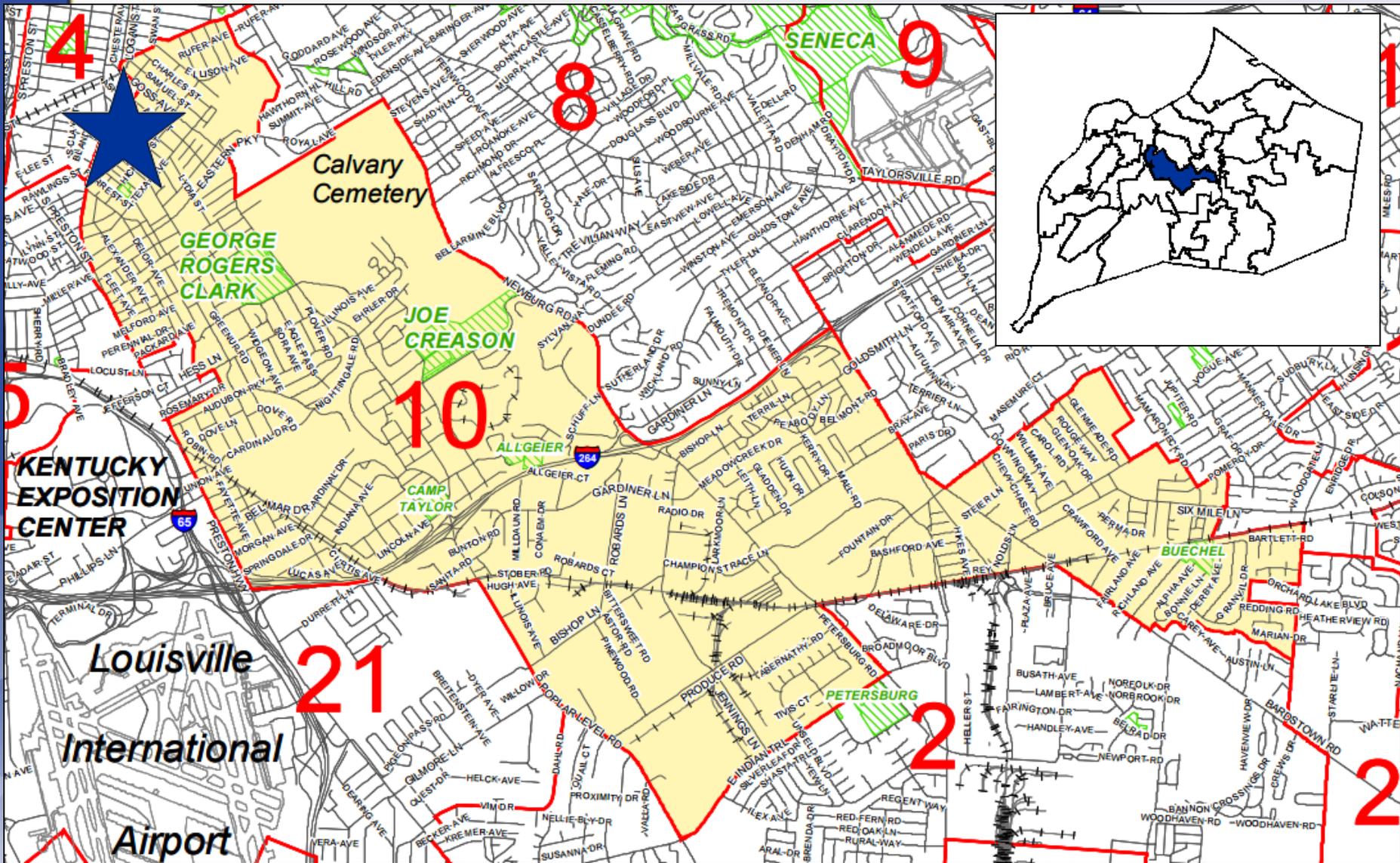


15ZONE1060

Art Sanctuary



Planning/Zoning, Land Design & Development
July 19, 2016



1433, 1439 & 1441 South Shelby Street
 District 10 - Pat Mulvihill

15ZONE1060



Request(s)

- Change in zoning from M-2 & R-6 to C-M
- Waivers:
 1. Waiver from Chapter 10.2.10 to eliminate the required 5' VUA where parking is adjacent to McHenry Street
 2. Waiver from 10.2.4 to not provide a 15' LBA between the site and the adjacent R-6 lot to the north.
- Detailed District Development Plan

Case Summary / Background

- M-2 and R-6 to CM to bring the subject properties into compliance
- Use located on three parcels, Existing building will remain
- Previously used for industrial
- Artist studio space, exhibition space for shows, retail sales and events that will include alcohol sales

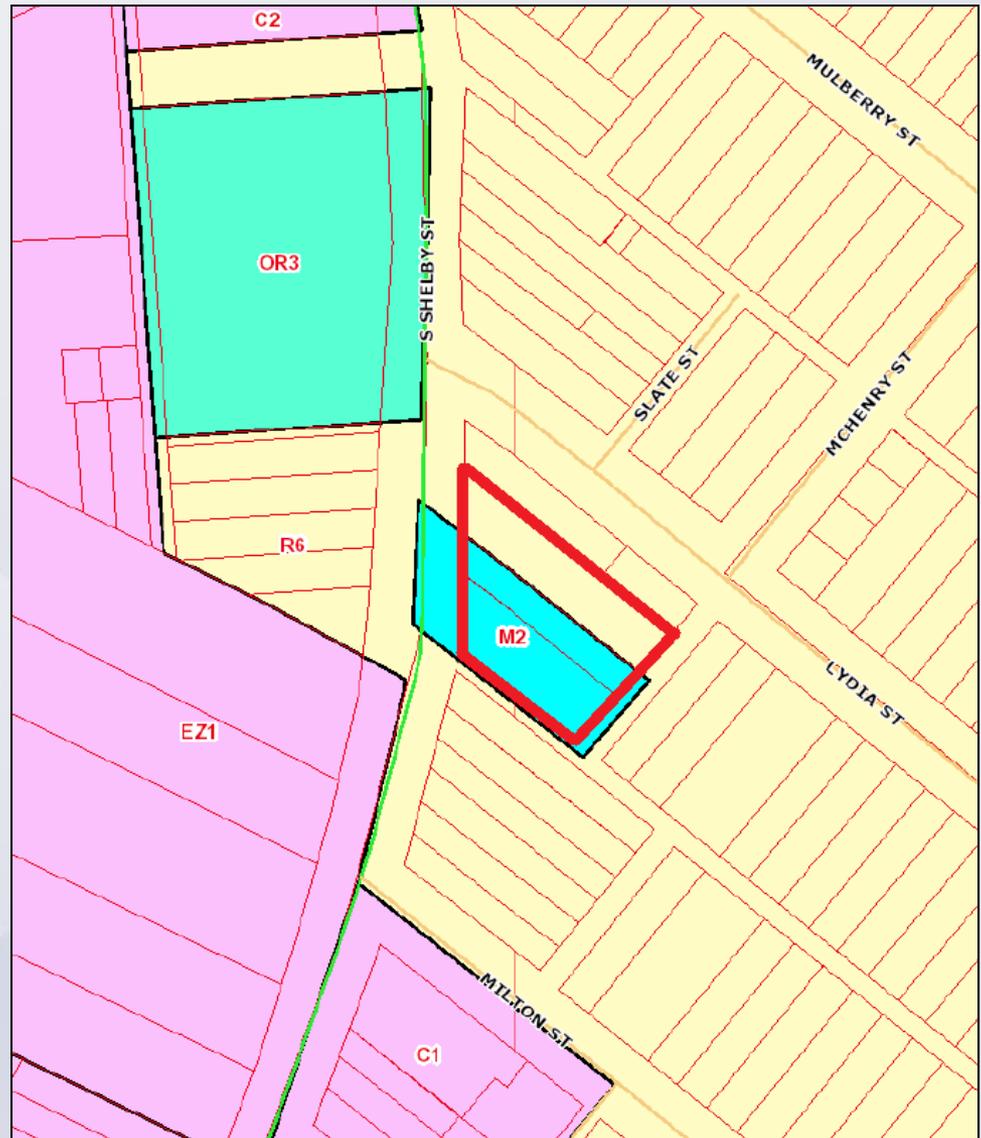
Zoning/Form Districts

Subject Property:

- Existing: R-6, M-2/TN
- Proposed: CM/TN

Adjacent Properties:

- North: R-6/TN
- South: R-6/TN
- East: R-6/TN
- West: R-6 & EZ-1/ TN & TW



Aerial Photo/Land Use

Subject Property:

- Existing: Mixed Use
- Proposed: Mixed Use

Adjacent Properties:

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



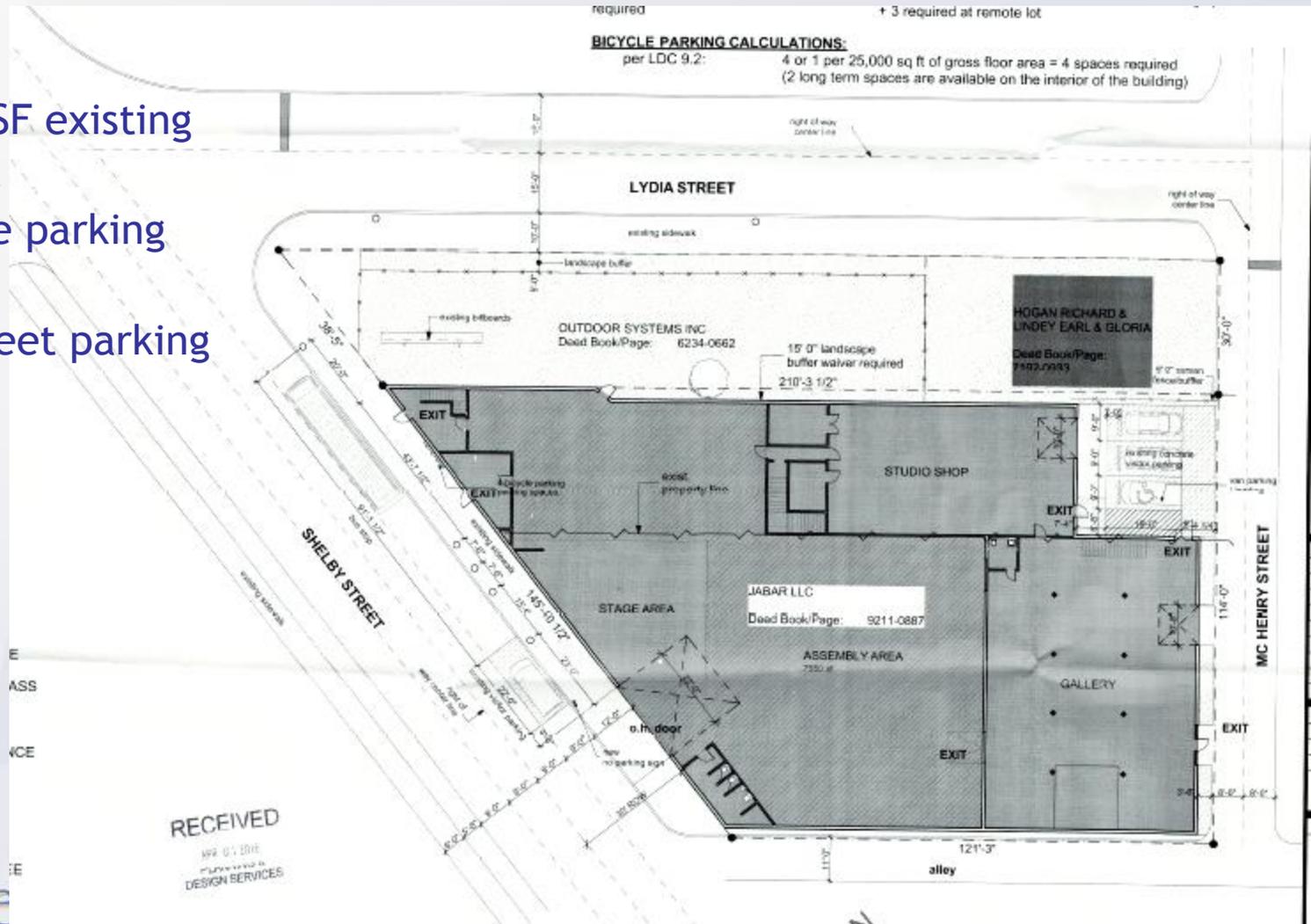
Site Photos-Subject Property



Applicant's Development Plan

Highlights:

- 16,647 SF existing building
- 3 on site parking spaces
- 1 on street parking space



PC Recommendation

- Public Hearing was held on 6/2/2016
 - 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 M-2 & R-6 to C-M by a vote of 8-0-1 (9 members voted)