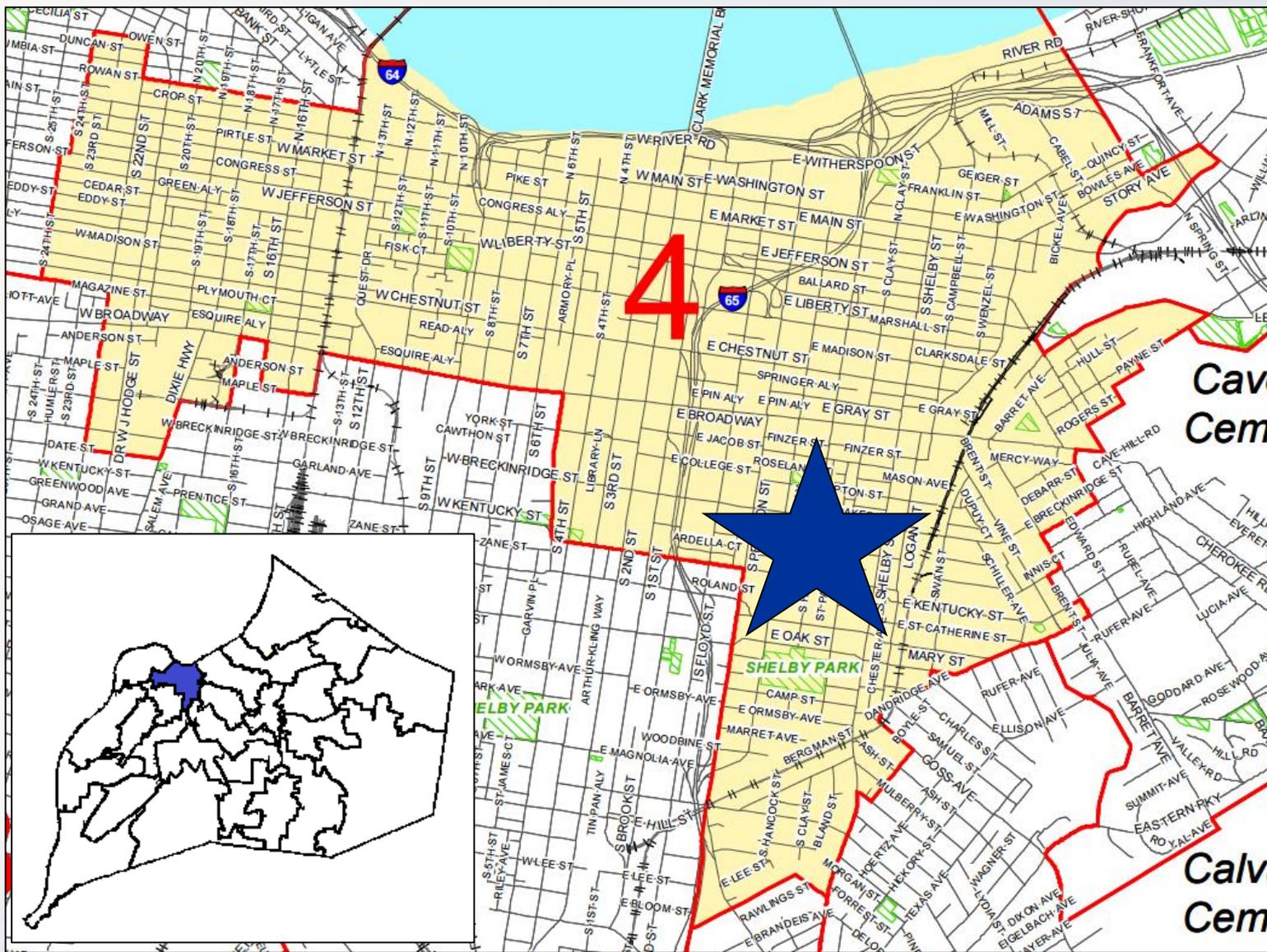


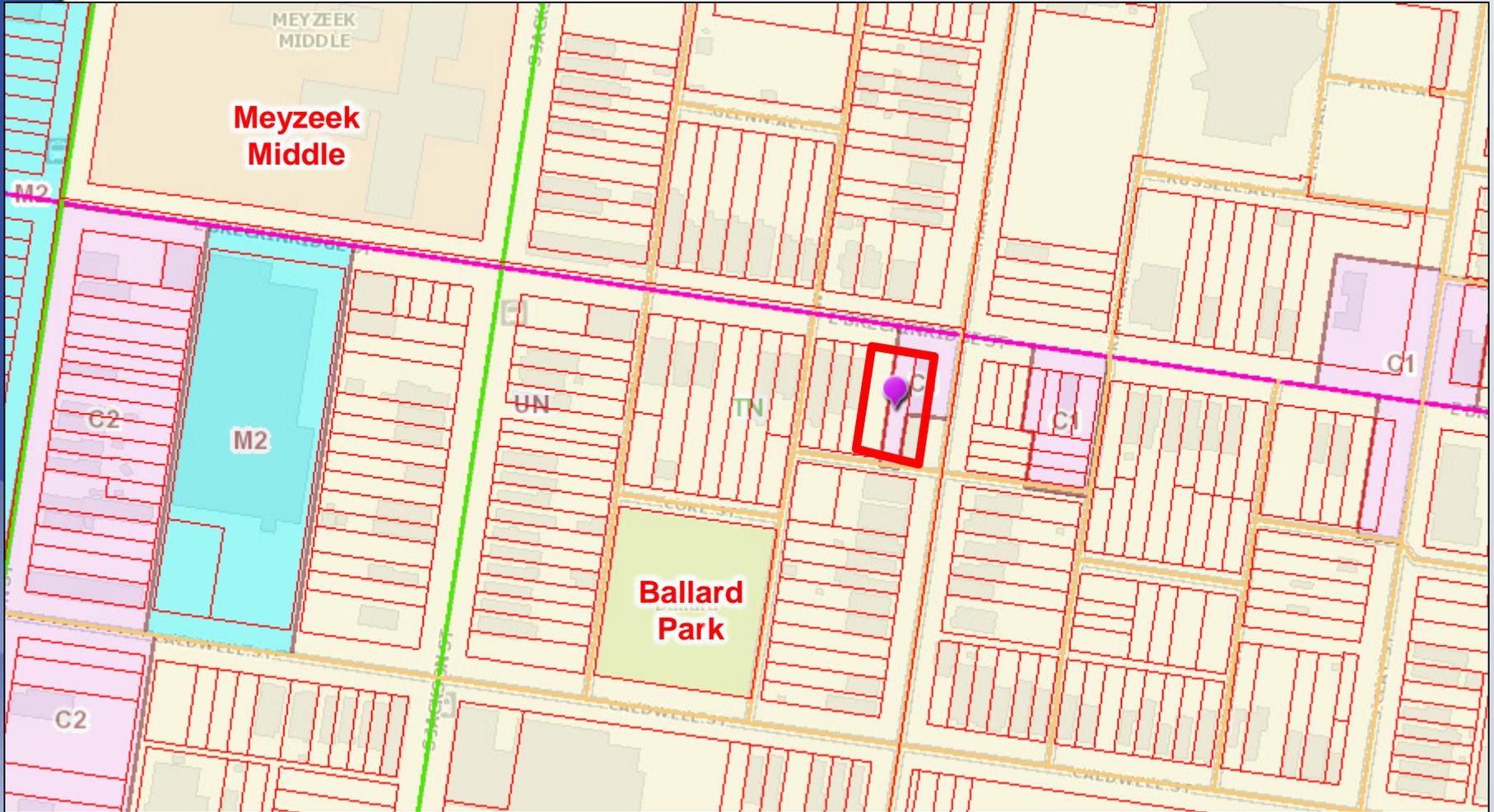
20-ZONE-0030
SMOKETOWN HOPEBOX



Planning & Zoning Committee
August 25, 2020



534-538 E Breckinridge Street
District 4 - Barbara Sexton Smith



Existing: UN & C-1/TN
Proposed: C-1/TN



Existing: Vacant/Commercial
Proposed: Commercial

Requests

- Change-in-Zoning from UN to C-1 on 0.331 acre (portion already zoned C-1)
- Variance from 5.5.1.A.2 to allow a non-residential structure on a corner to be more than 5 feet from the property line
- Waiver from 5.5.1.A.1.b to allow principal doorways to face only one abutting street on a corner lot
- Revised Detailed District Development Plan with Binding Elements

Case Summary

- Part of site rezoned from OR-2 to C-1 (9-4-90)
- Part of site rezoned from OR-2 to UN as part of the Smoketown/Shelby Park areawide rezoning (9-81-02)
- Transitional housing CUP (20-CUP-0090)

Case Summary

- Existing structure will be preserved, new addition added
- Laundromat and business incubator

Site Photos

Site Photos



View of Site from
E Breckinridge St

View of Site from
S Hancock St





Elevations



① WEST ELEVATION - NEW
18' x 12'



② SOUTH ELEVATION - NEW
18' x 12'



③ NORTH ELEVATION - NEW
18' x 12'



④ EAST ELEVATION - NEW
18' x 12'

Public Meetings

- Neighborhood Meeting held on 3/4/2020
 - 18 people attended the meeting.
- LD&T meeting on 6/25/2020
- Planning Commission public hearing on 7/30/2020
 - One person spoke in opposition.
 - Motion to recommend approval of the change in zoning from UN to C-1 passed by a vote of 6-0 (three members were not present).