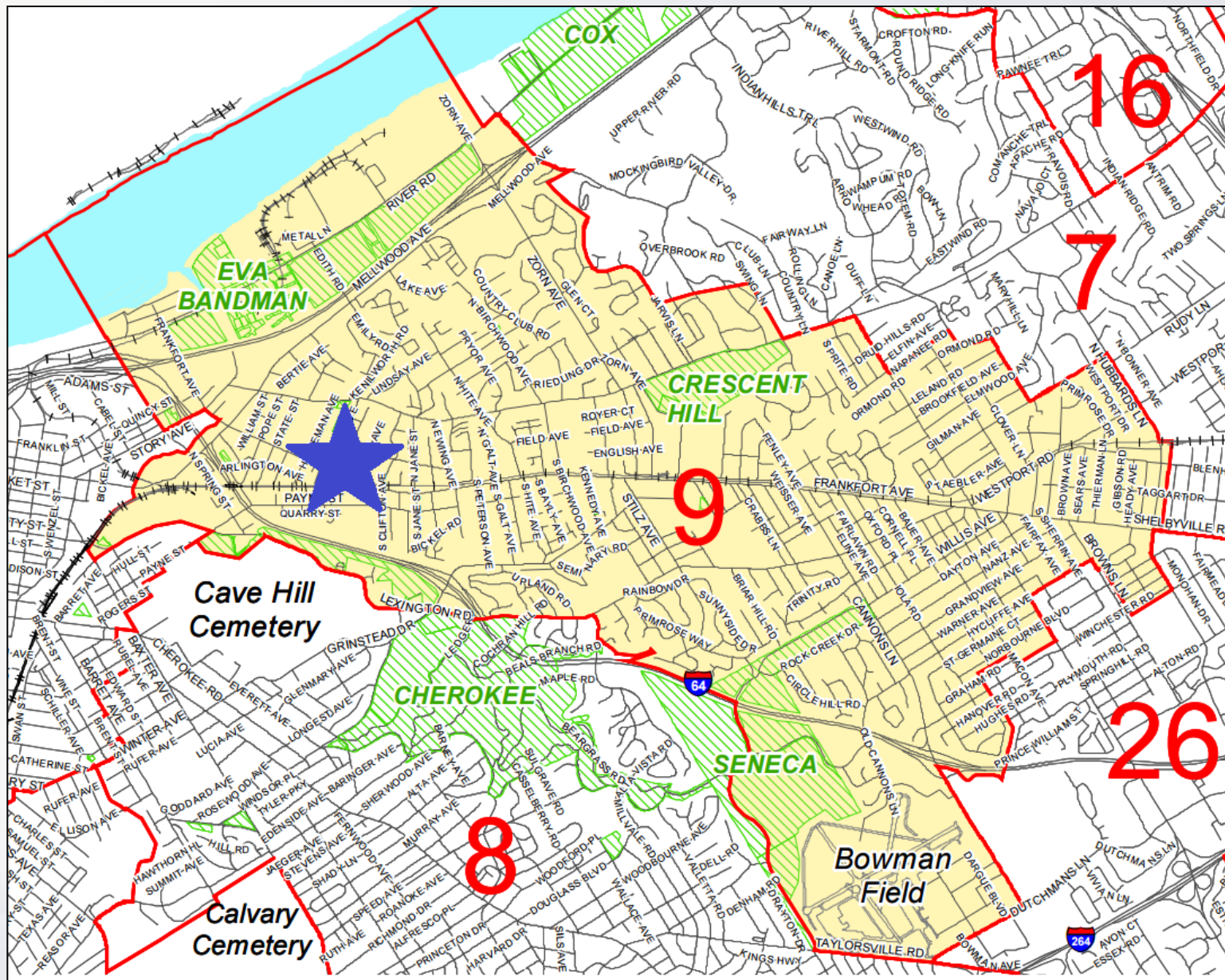


16ZONE1008

Conti Apartments



Planning/Zoning, Land Design & Development
February 28, 2017



Request(s)

- Change in zoning from R-4 and R-5B to R-6
- Variance from Chapter 5.4.1.D.2 to reduce the private yard area from 30% to 25.7% (4.3% variance)
- Waiver from Chapter 10.2.4 to reduce the required 10' LBA to 5' along the south property line and to allow an existing building to encroach into the 10' LBA along the north property line.
- District Development Plan

Case Summary / Background

- National Register Clifton Neighborhood
- Demolition of a contributing structure
- 8 lots to be consolidated
- Proposing a 3 story multi-family structure with 10 dwelling units (15.9 du/ac)
- R-6 permits 17.42 du/ac

Applicable Plans & Policies

- Clifton Neighborhood Plan (October, 1989):
 - Issue E. Existing zoning permits substantially higher residential densities than exist in the neighborhood. A desire to limit the growth of parking problems, prevent new apartments from being established in predominantly single family areas and prevent razing of existing low density apartments for high density facilities permitted by the existing zoning. Vacant land in developed areas would be recommended for rezoning to zoning districts that reflect adjacent development patterns.
 - Land Use Guideline page 42. Rezone existing single family, duplex and apartment areas to zoning districts which reflect their current developed density.
 - Clifton is established as a Historic Preservation District with and Architectural Review Board as a result of the Neighborhood Plan.

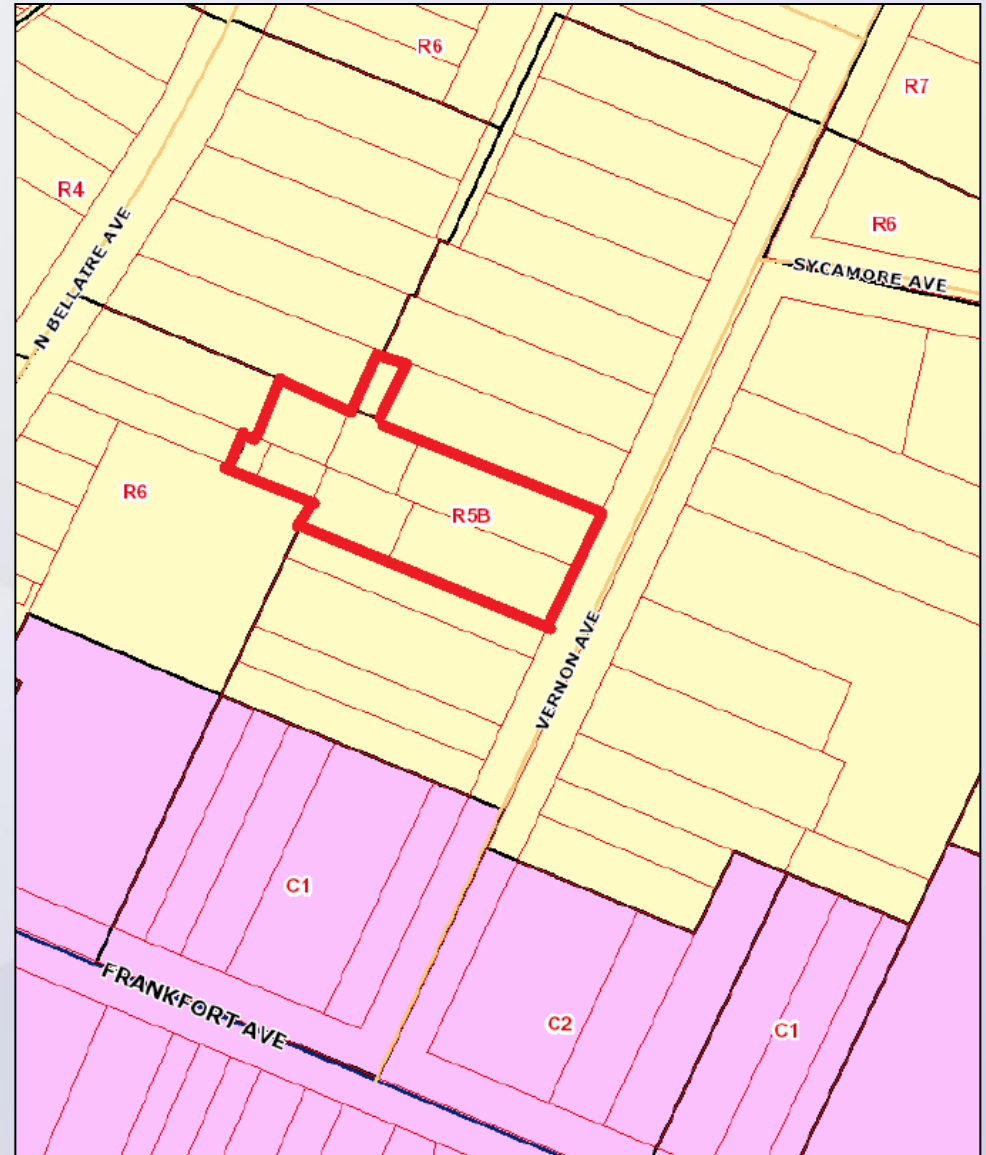
Zoning/Form Districts

Subject Property:

- Existing: R-4 & R-5B/TN
- Proposed: R-6/TN

Adjacent Properties:

- North: R-4 & R-5B/TN
- South: R-6 & R-5B/TN
- East: R-5B/TN
- West: R-6/TN



Aerial Photo/Land Use

Subject Property:

- Existing: Multi-Family Residential
- Proposed: Multi-Family Residential

Adjacent Properties:

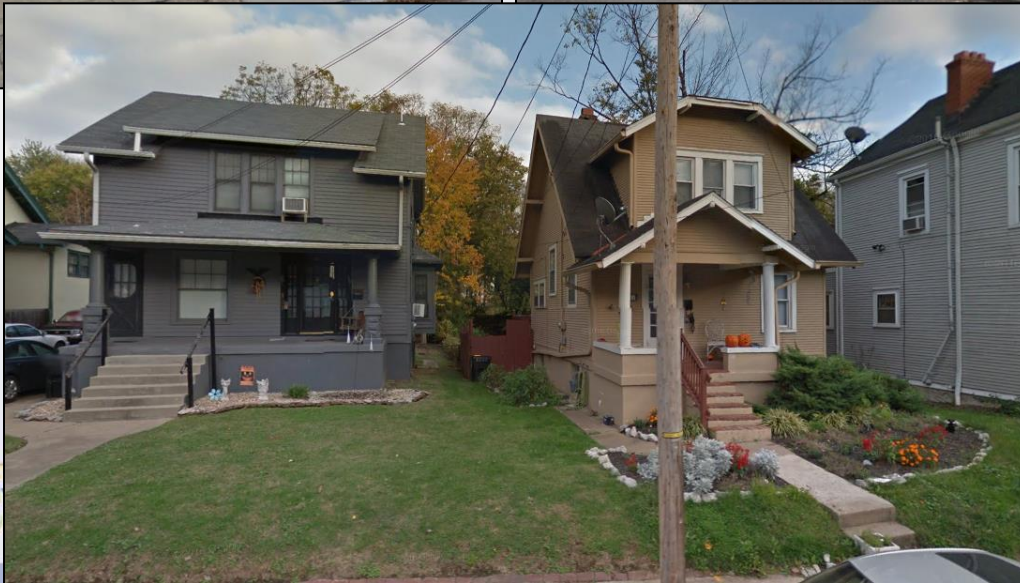
- North: Multi-Family Residential
- South: Multi-Family Residential
- East: Two Family Residential
- West: Multi-Family Residential

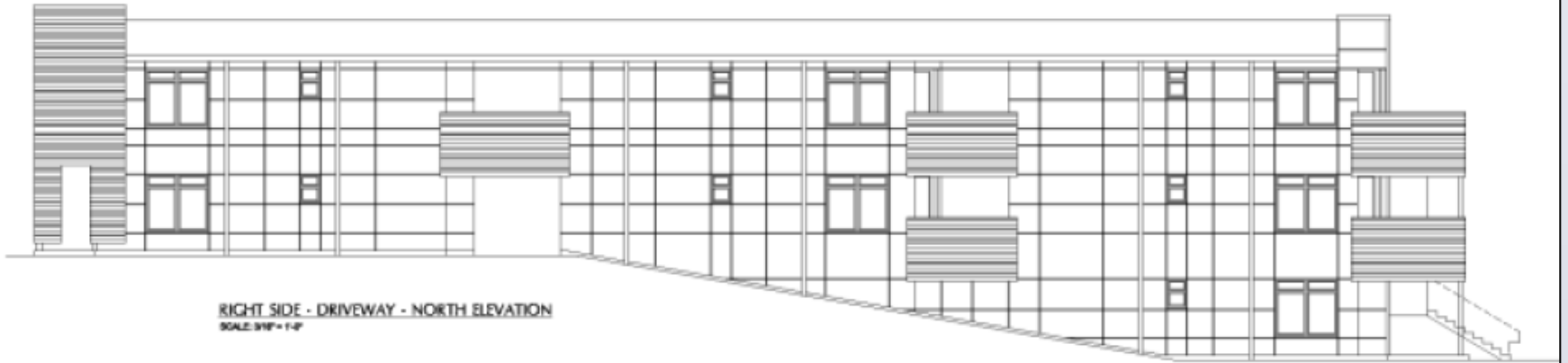


Site Photos-Subject Property

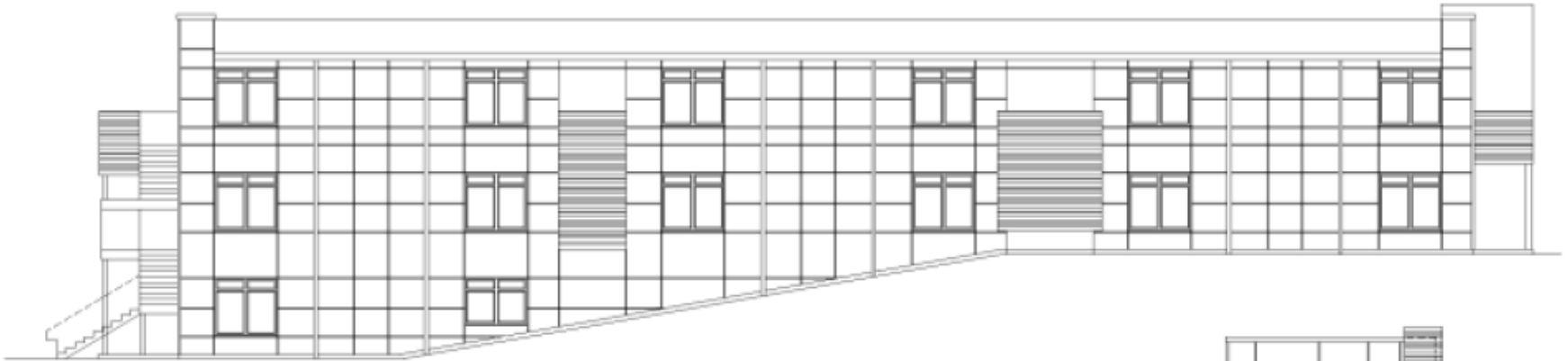


Site Photos-Surrounding Areas





RIGHT SIDE - DRIVEWAY - NORTH ELEVATION
SCALE: 3/16" = 1'-0"



LEFT SIDE - SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



FRONT ELEVATION
SCALE: 3/16" = 1'-0"



PC Recommendation

- The Planning Commission conducted a public hearing on 2/2/2017
- Three people spoke in opposition and one spoke as other
- 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-4 & R-5B to R-6 by a vote of 9-0 (9 members voted)