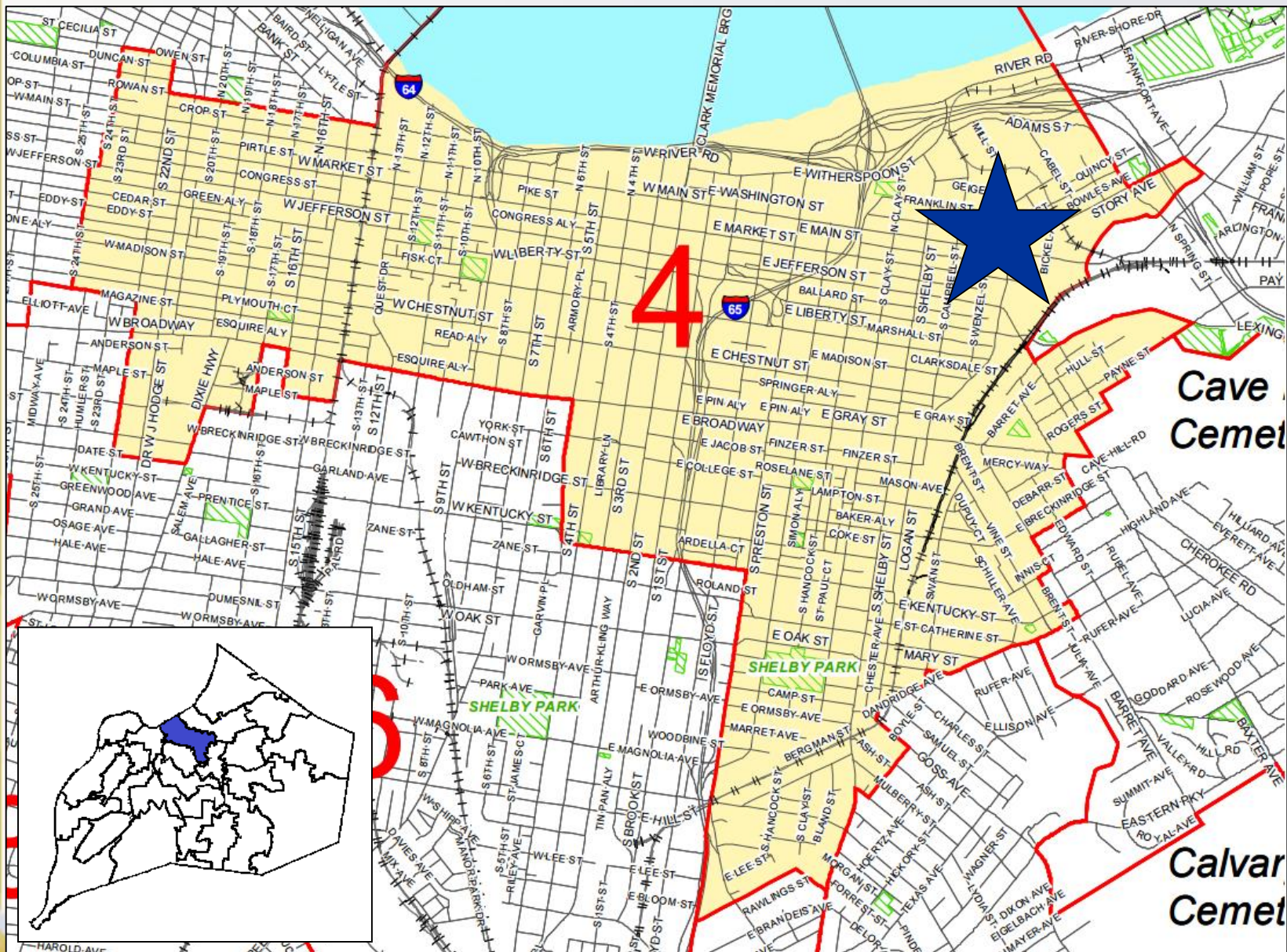
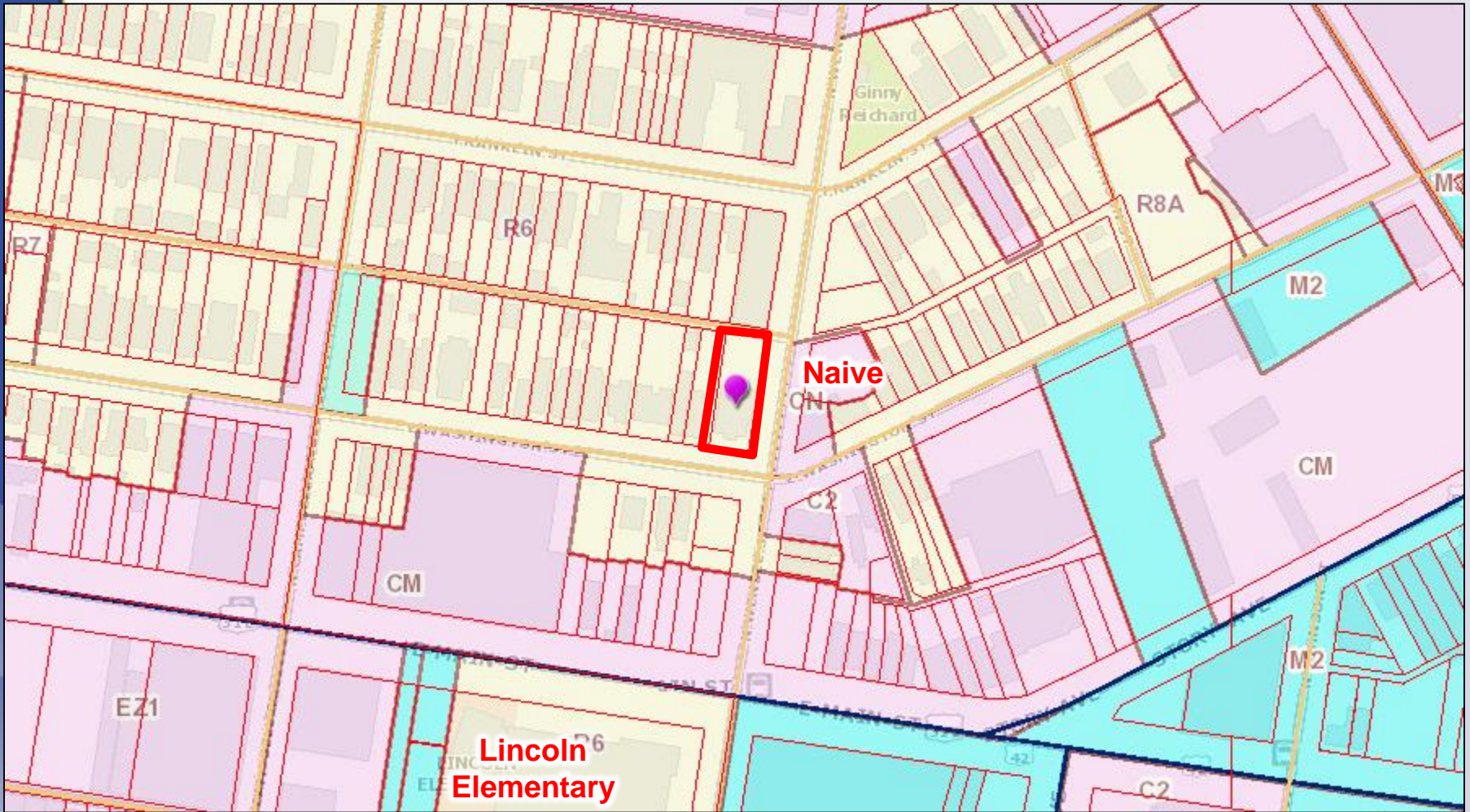


19-ZONE-0071 WASHINGTON HOUSE



Planning & Zoning Committee
May 5, 2020





Existing: R-6/TN
Proposed: C-1/TN



Existing: Residential
Proposed: Restaurant

Requests

- Change-in-Zoning from R-6 Multi-family Residential to C-1 Commercial on 0.18 acre
- Waiver of Land Development Code Section 10.2 to reduce the landscape buffer along the west property line as shown on the development plan
- Detailed District Development Plan

Case Summary

- Redevelopment of a corner property for commercial use
- Building is 2,822 sf
- Improvements to the property include, rear parking, refuse collection, bike rack, and screening. No expansion to the existing structure is proposed.

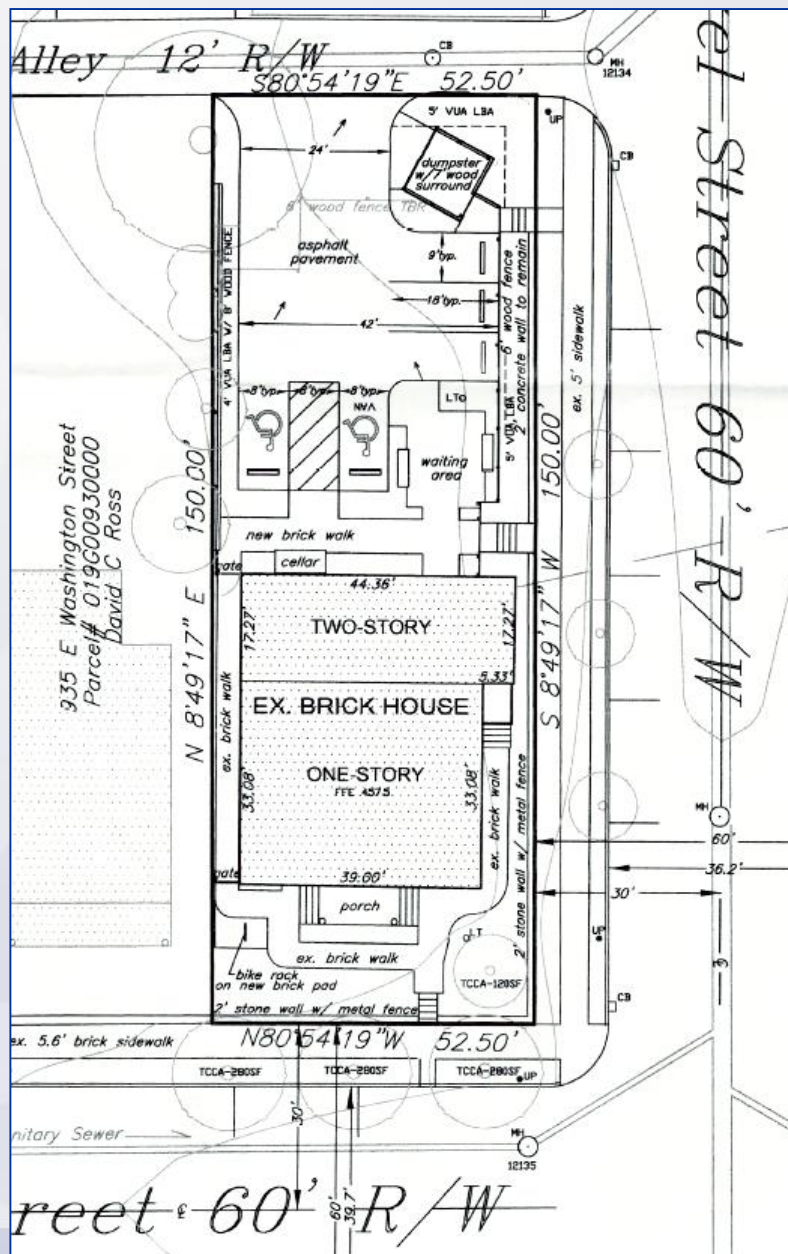
Site Photos-Site Context



Site Photos-Site Context



Applicant's Development Plan



Public Meetings

- Neighborhood Meeting held on 10/15/2019
 - Eight people attended the meeting.
- LD&T meeting on 1/30/2020
- Planning Commission public hearing on 2/20/2020
 - No one spoke in opposition.
 - The Commission recommended approval of the zoning map amendment from R-6 to C-1 by a vote of 8-0 (1 member was absent).