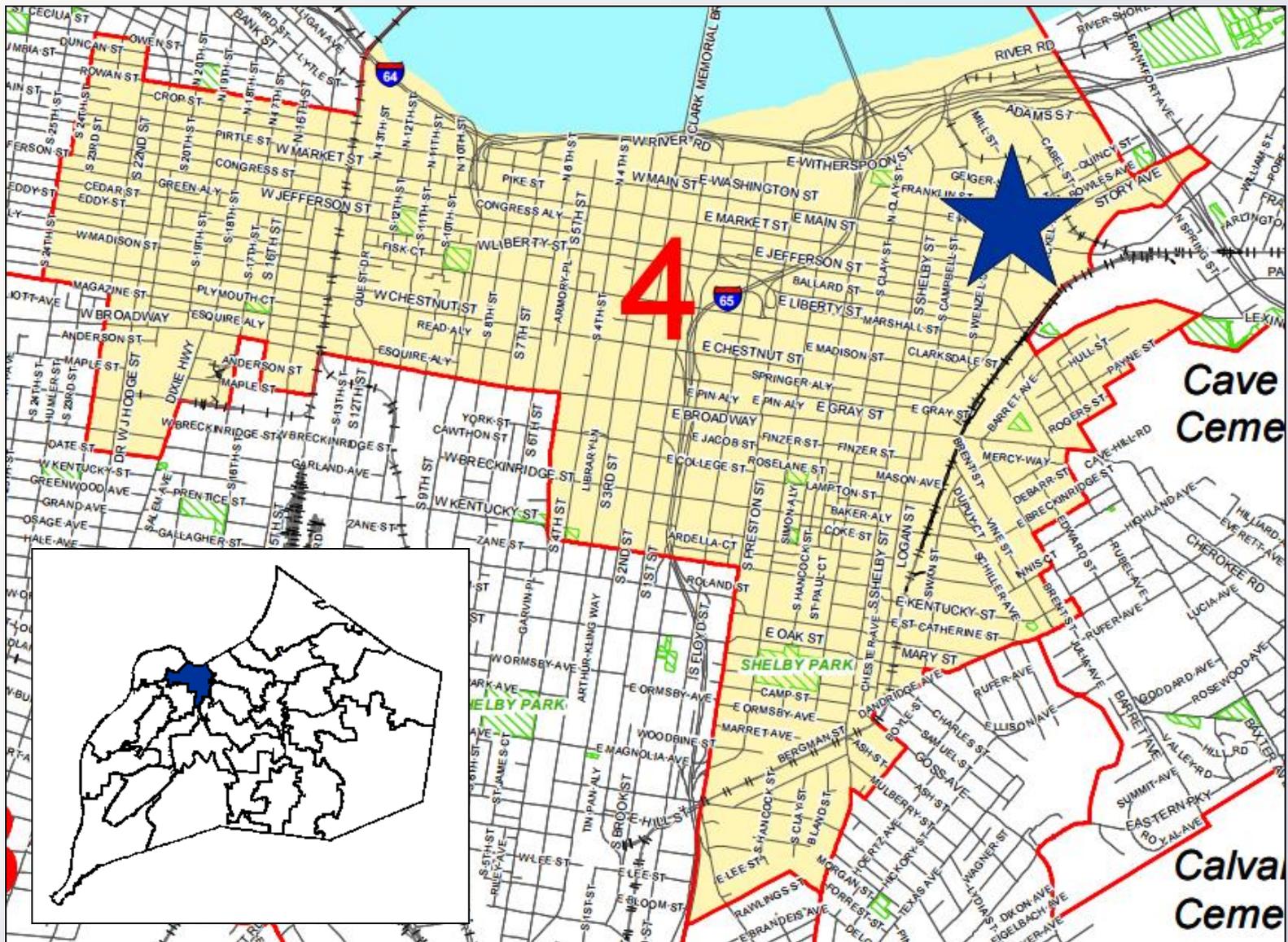


16ZONE1004

Butcher Block



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



115 N. Wenzel Street and
1004, 1006 & 1006R E. Washington Street
District 4 - David Tandy

16ZONE1004

Request(s)

- Change in zoning from R-6 to C-2 on 0.3 acres
- Variance from Chapter 5.2.2C the Land Development Code to allow proposed parking to encroach into the required yard on lots 3, 4, 8, 9, and 10
- Waivers:
 1. Waiver from Chapter 10.2.4 to eliminate the LBAs and planting requirements on lots 1, 2, and 10.
 2. Waiver from Chapter 10.2.10 to eliminate the required VUA LBA and plantings along the alley for Lots 3, 4, 9 & 10
- Detailed District Development Plans and General Plan

Case Summary / Background

- Rezoning three existing residential structures (4 lots total)
- Butchertown Historic Preservation District
- Redevelopment and renovation for mixed use (All structures will remain)
- Six structures along Main Street will also be renovated for mixed use
- Common boardwalk to the rear
- Parallel parking and turnaround area along existing 12' alley
- 5 off-street parking spaces

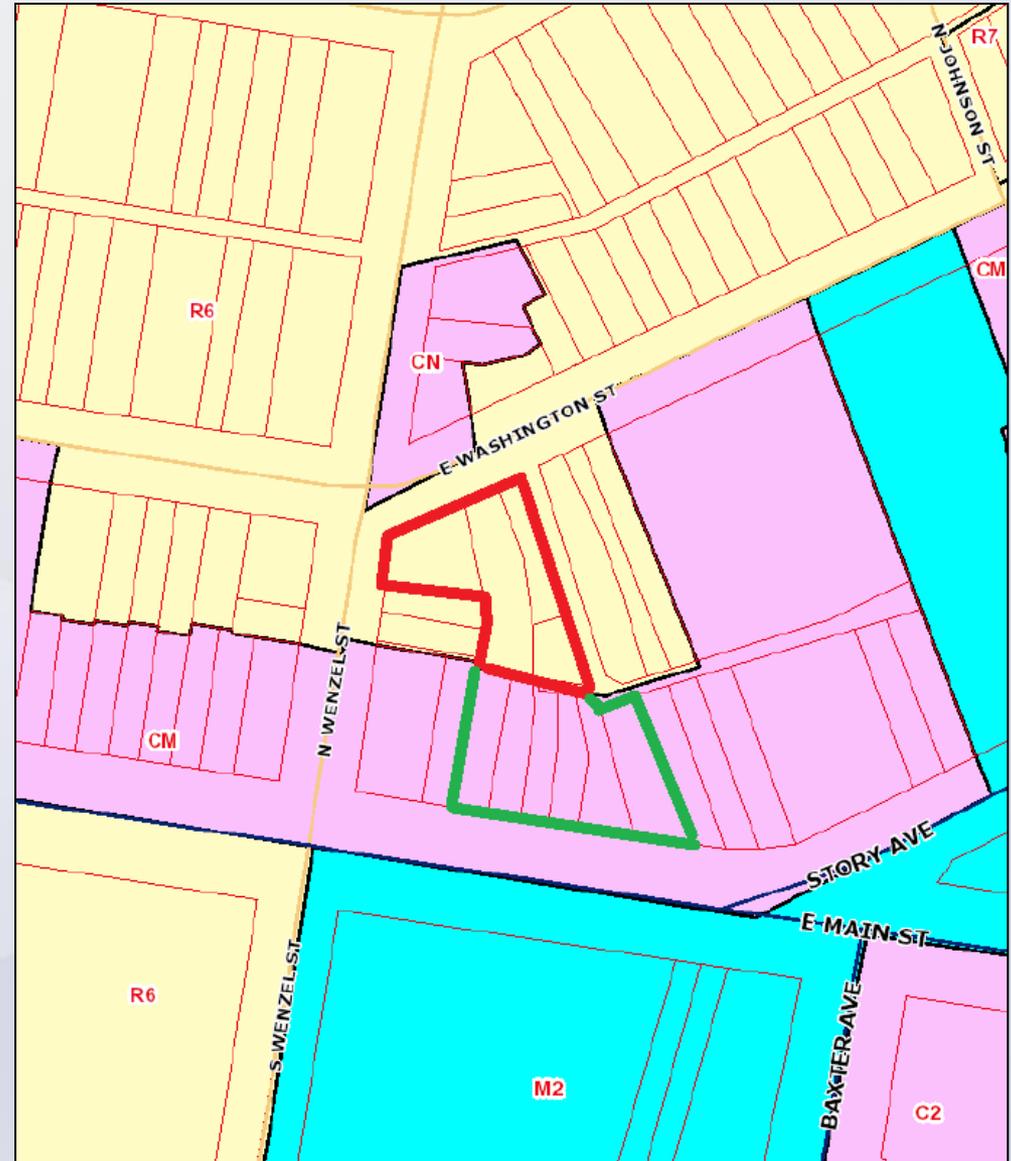
Zoning/Form Districts

Subject Property:

- Existing: R-6/TN
- Proposed: C-2/TN

Adjacent Properties:

- North: CN, R-6/TN
- South: R-6, CM/TN/TMC
- East: R-6/TN
- West: R-6/TN/TMC



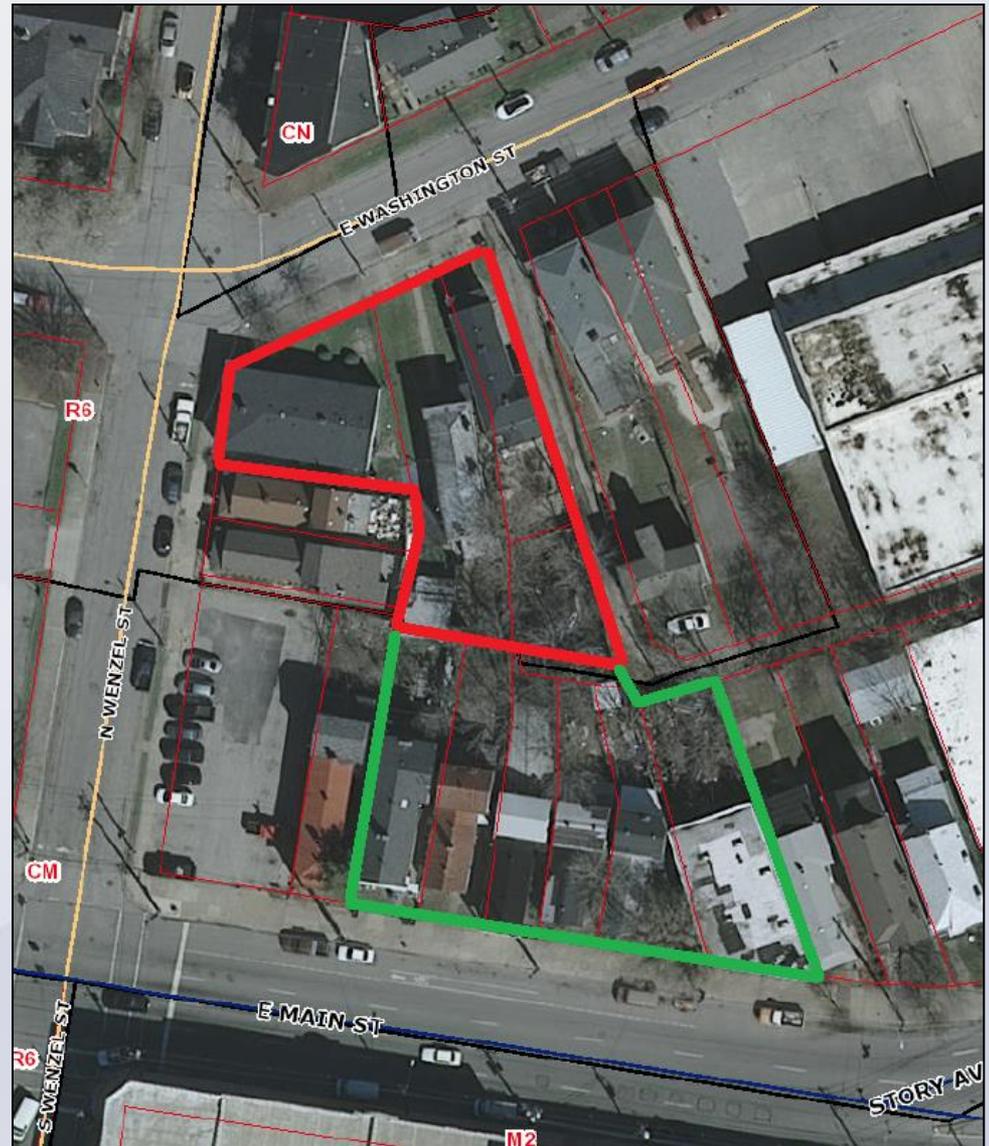
Aerial Photo/Land Use

Subject Property:

- Existing: Residential
- Proposed: Mixed Use

Adjacent Properties:

- North: Commercial/ Residential
- South: Commercial/ Residential
- East: Residential
- West: Parking lot



Site Photos-Subject Property



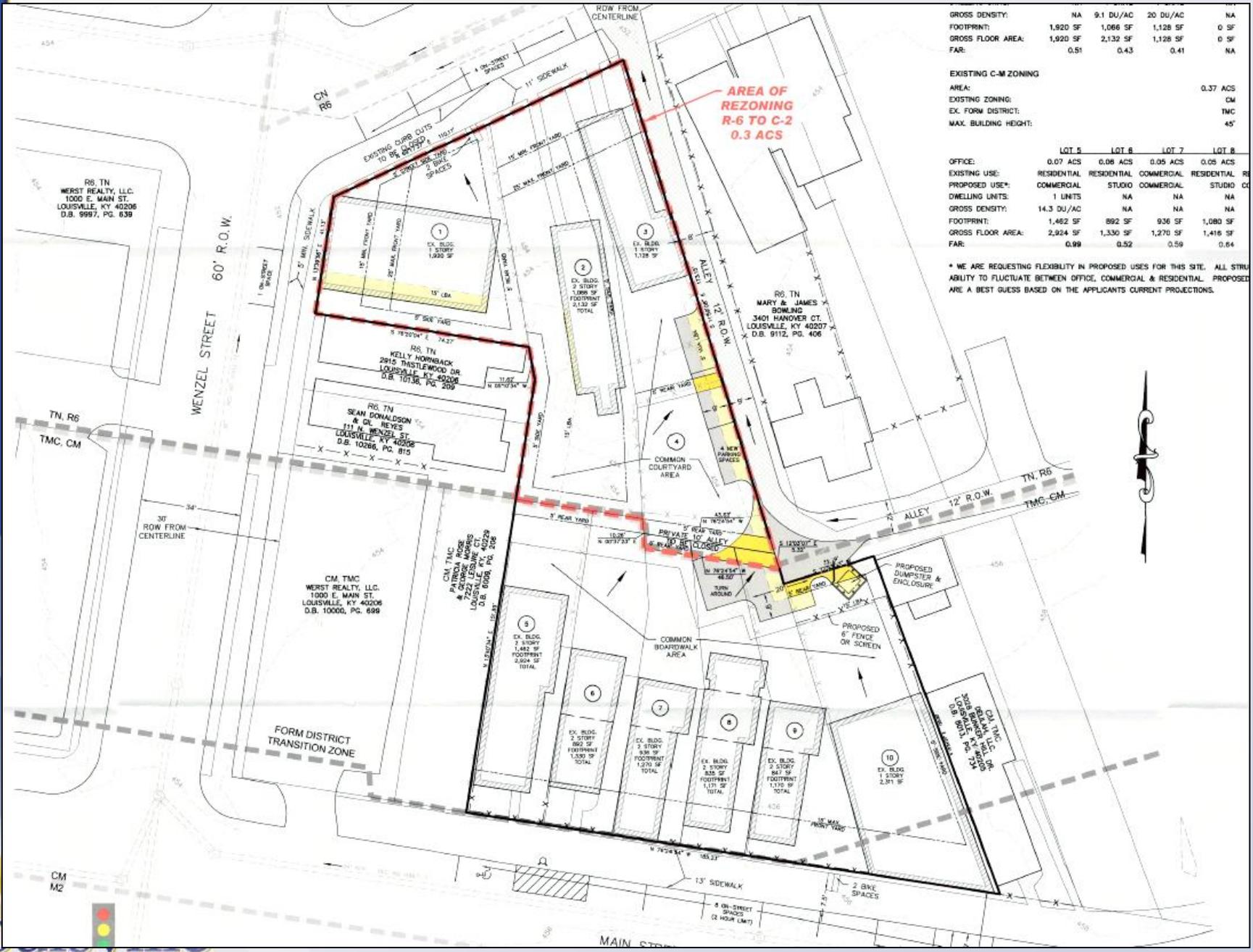
GROSS DENSITY:	NA	9.1 DU/AC	20 DU/AC	NA
FOOTPRINT:	1,920 SF	1,066 SF	1,128 SF	0 SF
GROSS FLOOR AREA:	1,920 SF	2,132 SF	1,128 SF	0 SF
FAR:	0.51	0.43	0.41	NA

EXISTING C-M ZONING		
AREA:		0.37 ACS
EXISTING ZONING:		CM
EX. FORM DISTRICT:		TMC
MAX. BUILDING HEIGHT:		45'

	LOT 5	LOT 6	LOT 7	LOT 8
OFFICE:	0.07 ACS	0.08 ACS	0.05 ACS	0.05 ACS
EXISTING USE:	RESIDENTIAL	RESIDENTIAL	COMMERCIAL	RESIDENTIAL
PROPOSED USE:	COMMERCIAL	STUDIO	COMMERCIAL	STUDIO
DWELLING UNITS:	1 UNITS	NA	NA	NA
GROSS DENSITY:	14.3 DU/AC	NA	NA	NA
FOOTPRINT:	1,462 SF	892 SF	936 SF	1,080 SF
GROSS FLOOR AREA:	2,924 SF	1,330 SF	1,270 SF	1,416 SF
FAR:	0.99	0.52	0.59	0.64

* WE ARE REQUESTING FLEXIBILITY IN PROPOSED USES FOR THIS SITE. ALL STRABILITY TO FLUCTUATE BETWEEN OFFICE, COMMERCIAL & RESIDENTIAL. PROPOSED ARE A BEST GUESS BASED ON THE APPLICANTS CURRENT PROJECTIONS.

**AREA OF REZONING
R-6 TO C-2
0.3 ACS**



PC Recommendation

- Public Hearing was held on 6/2/2016
 - Two people 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 R-6 to C-2 by a vote of 7-0-1 (8 members voted)