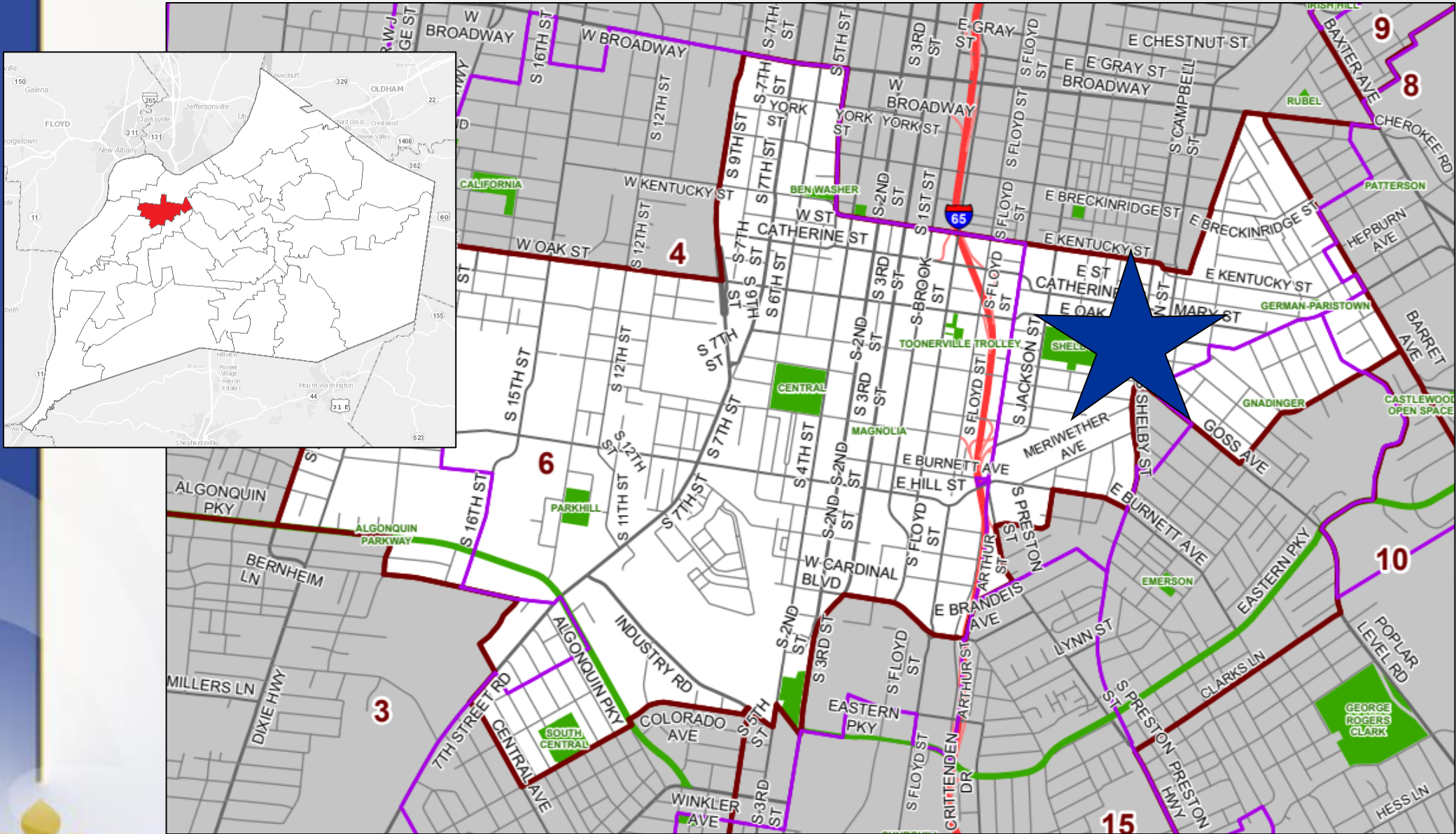


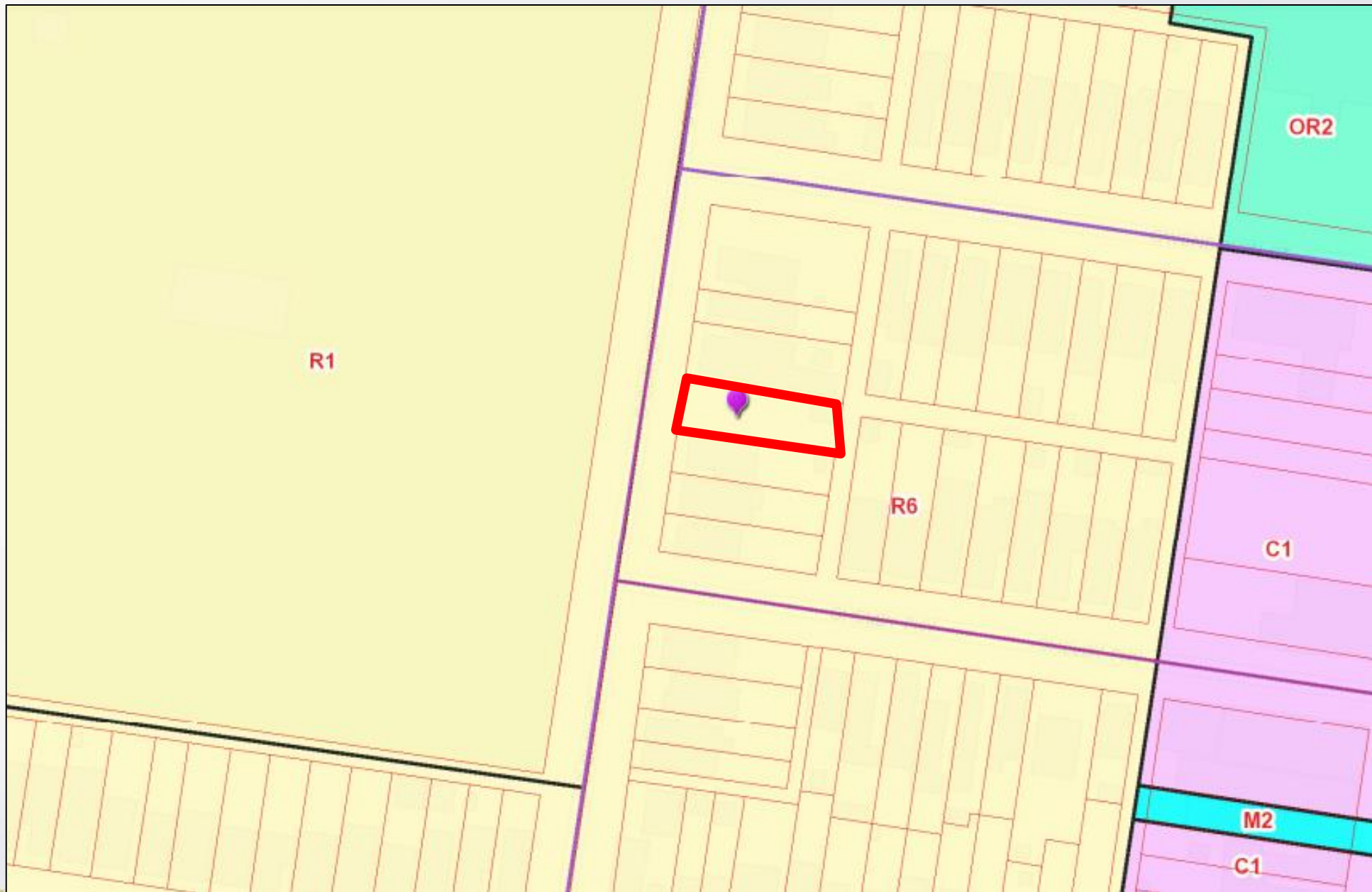
22-ZONE-0114
1239 S CLAY STREET



Planning & Zoning Committee
March 7, 2023





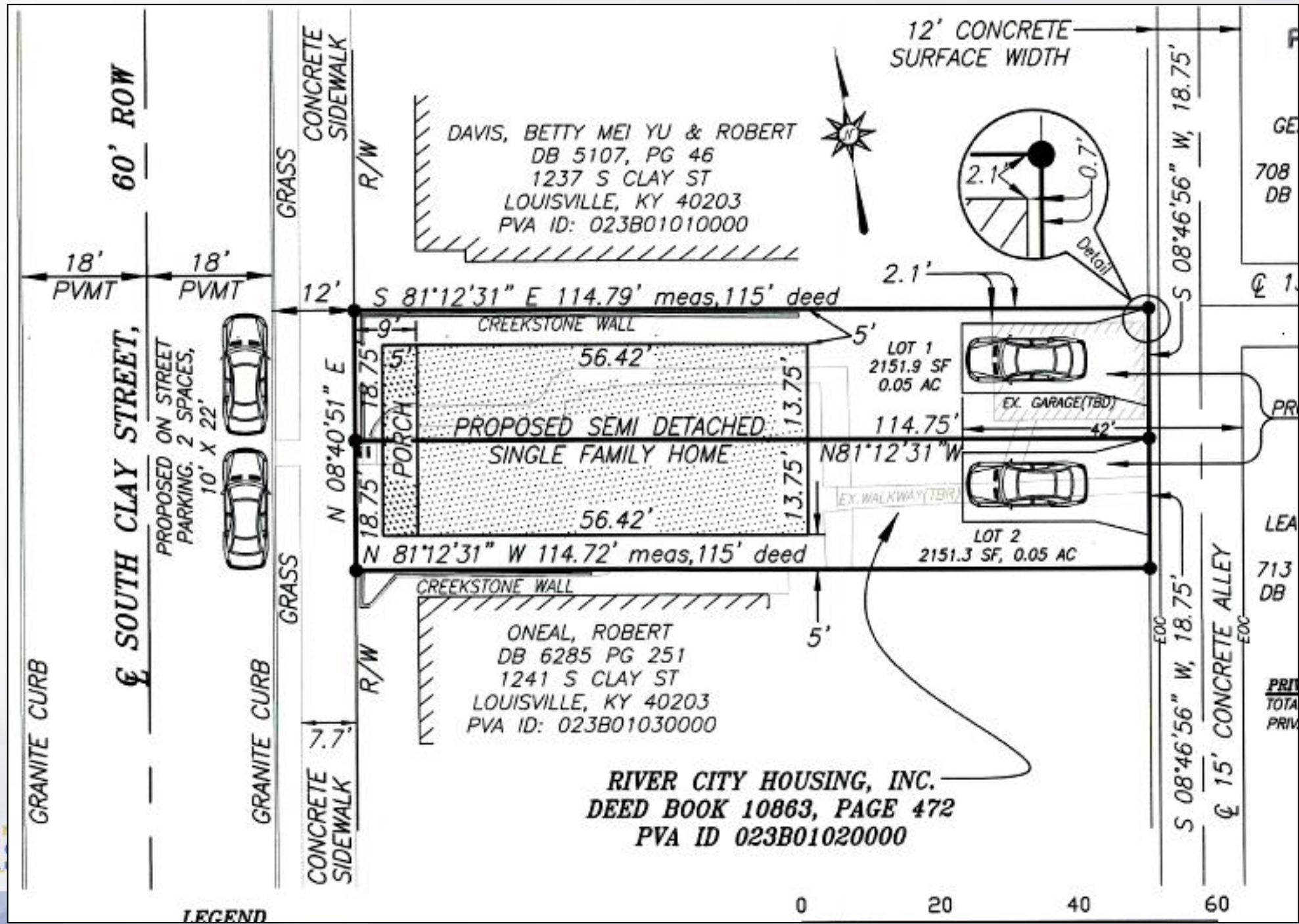


Requests

- **Change in Zoning** from R-6 Multi-Family Residential to U-N Urban Neighborhood
- **Variance** from 5.4.1.D.3 to allow the private yard area to be less than the required 20% of the area of the lot (required 20%, requested 18%, variance of 2%) (22-VARIANCE-0151)
- **Detailed District Development Plan** with Binding Elements

Case Summary

- Site vacant - previously developed with single-family
- Proposed subdivision into 2 lots, with semi-detached single-family units
- Variance for required private yard area
- Parking off alley



Site Photos-Subject Property



Site Photos-Surrounding Areas

Adjacent residential to
north on S Clay Street



Adjacent residential to
south on S Clay Street



Site Photos-Surrounding Areas



Shelby Park across S Clay Street

Public Meetings

- Neighborhood Meeting on 6/14/2022
- LD&T meeting on 1/12/2023
- Planning Commission public hearing on 2/2/2023
 - No one spoke in opposition.
 - Motion to approve the change in zoning from R-6 to U-N by a vote of 8-0.