

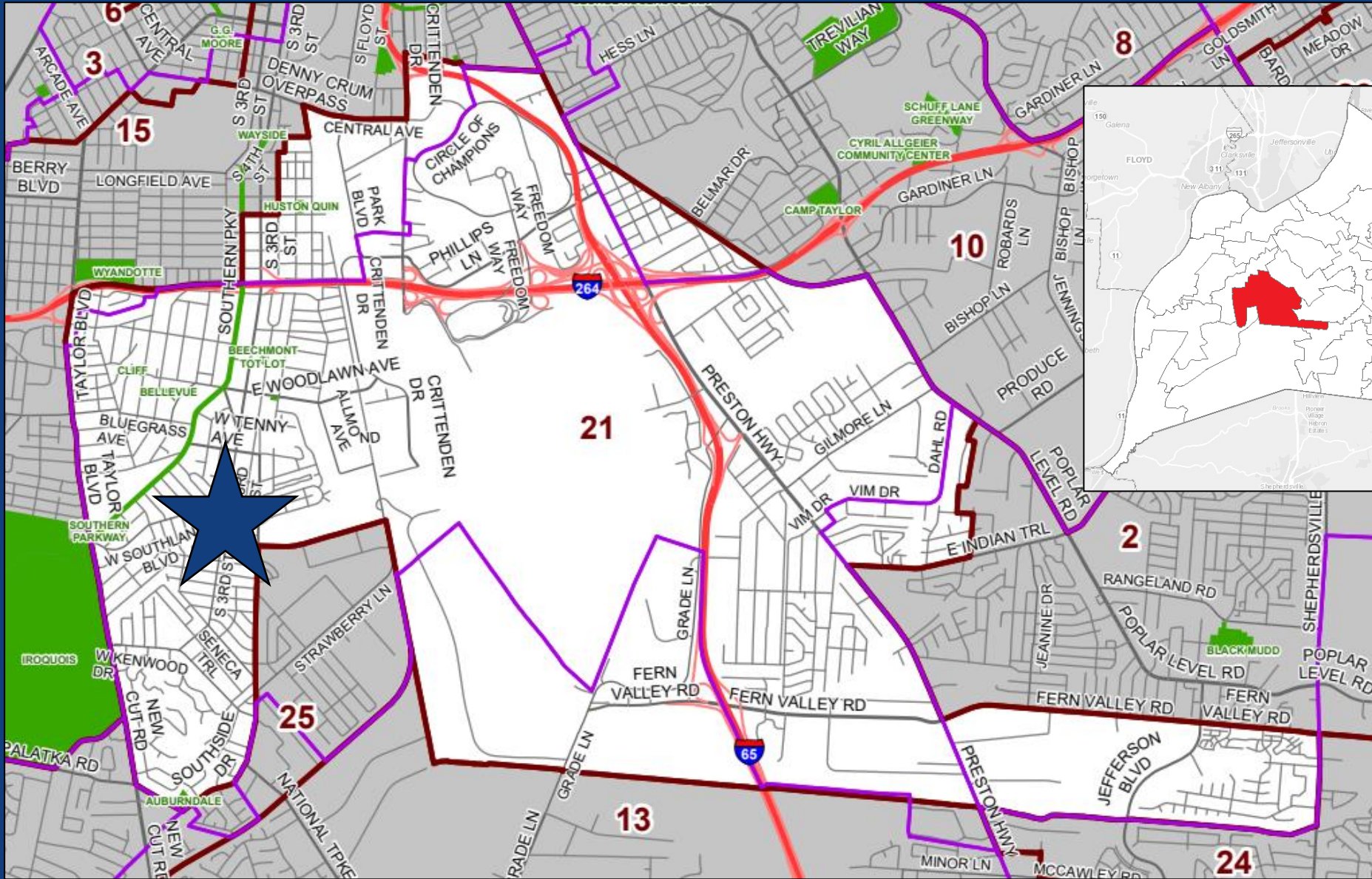
23-ZONE-0065

Tran Property

Planning & Zoning Committee

October 17, 2023

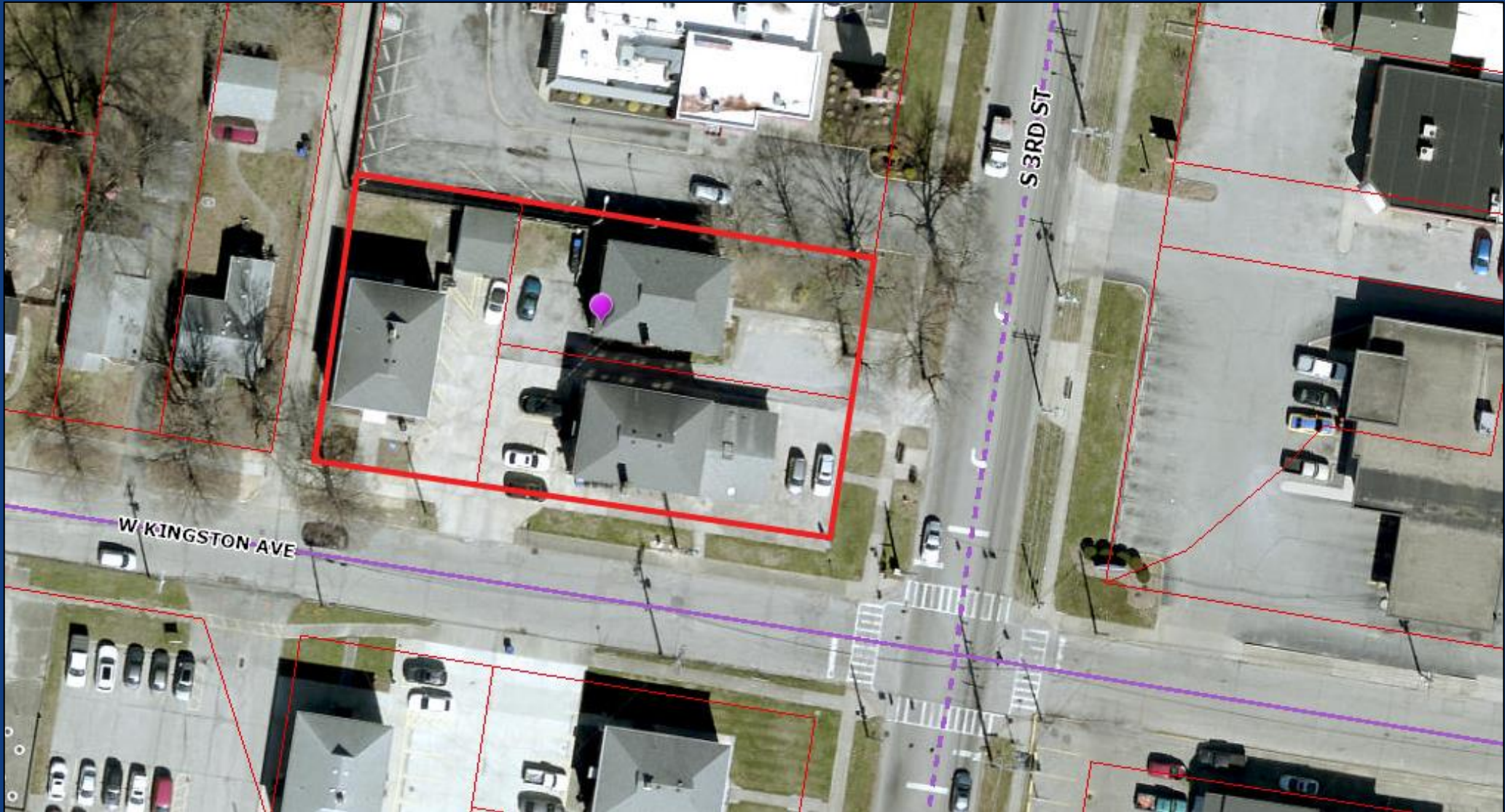




5024 & 5026 S. Third Street; 307 W. Kingston Avenue
District 21 – Betsy Ruhe

23-ZONE-0065

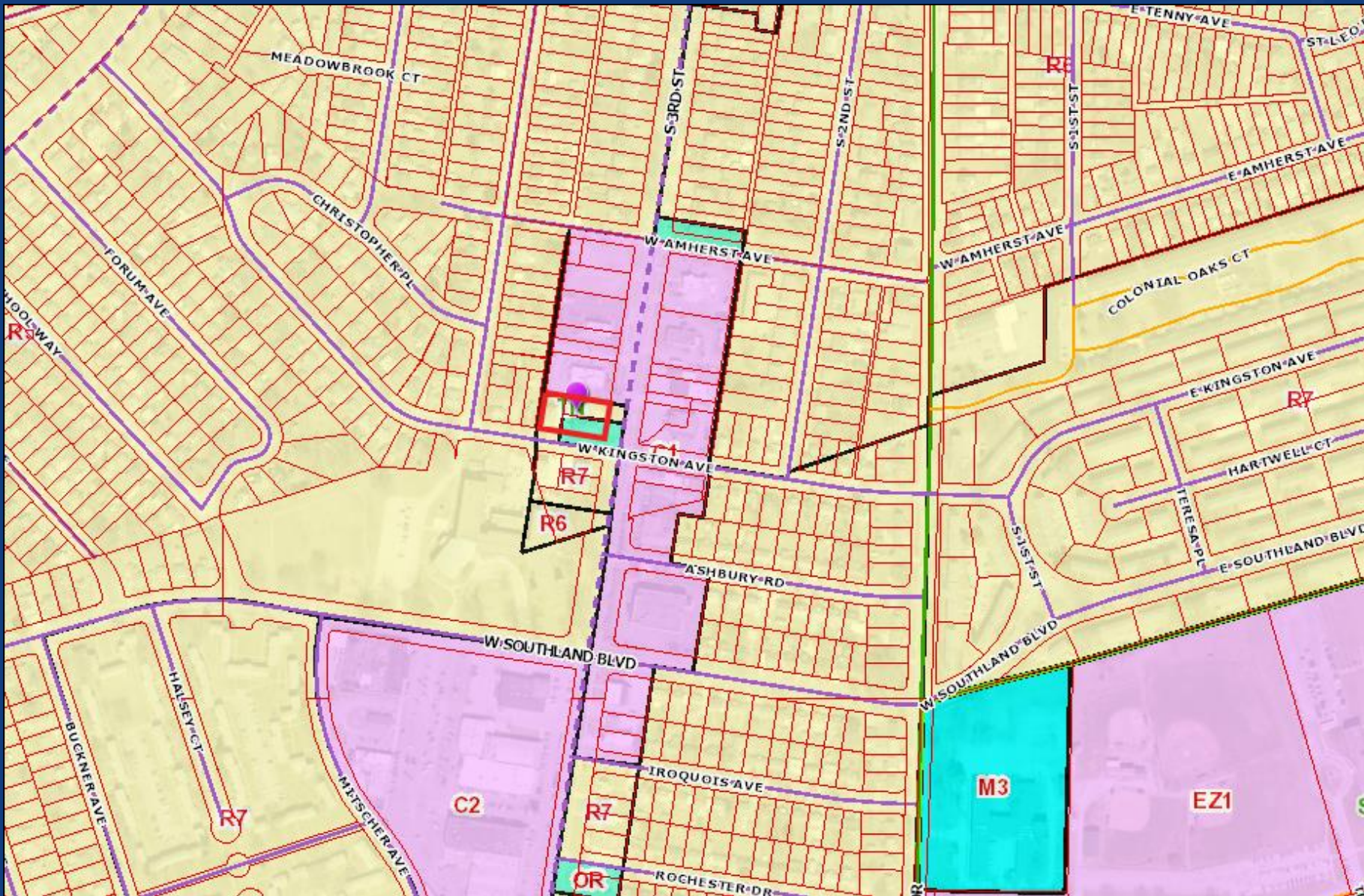




Existing: Residential
Proposed: Residential/Commercial

23-ZONE-0065





Existing: R-7 & OR-1/TN
Proposed: C-R & C-1/TN

23-ZONE-0065

REQUESTS

- Change in zoning from OR-1 and R-7 to C-1 and C-R
- Detailed District Development plan with Binding Elements

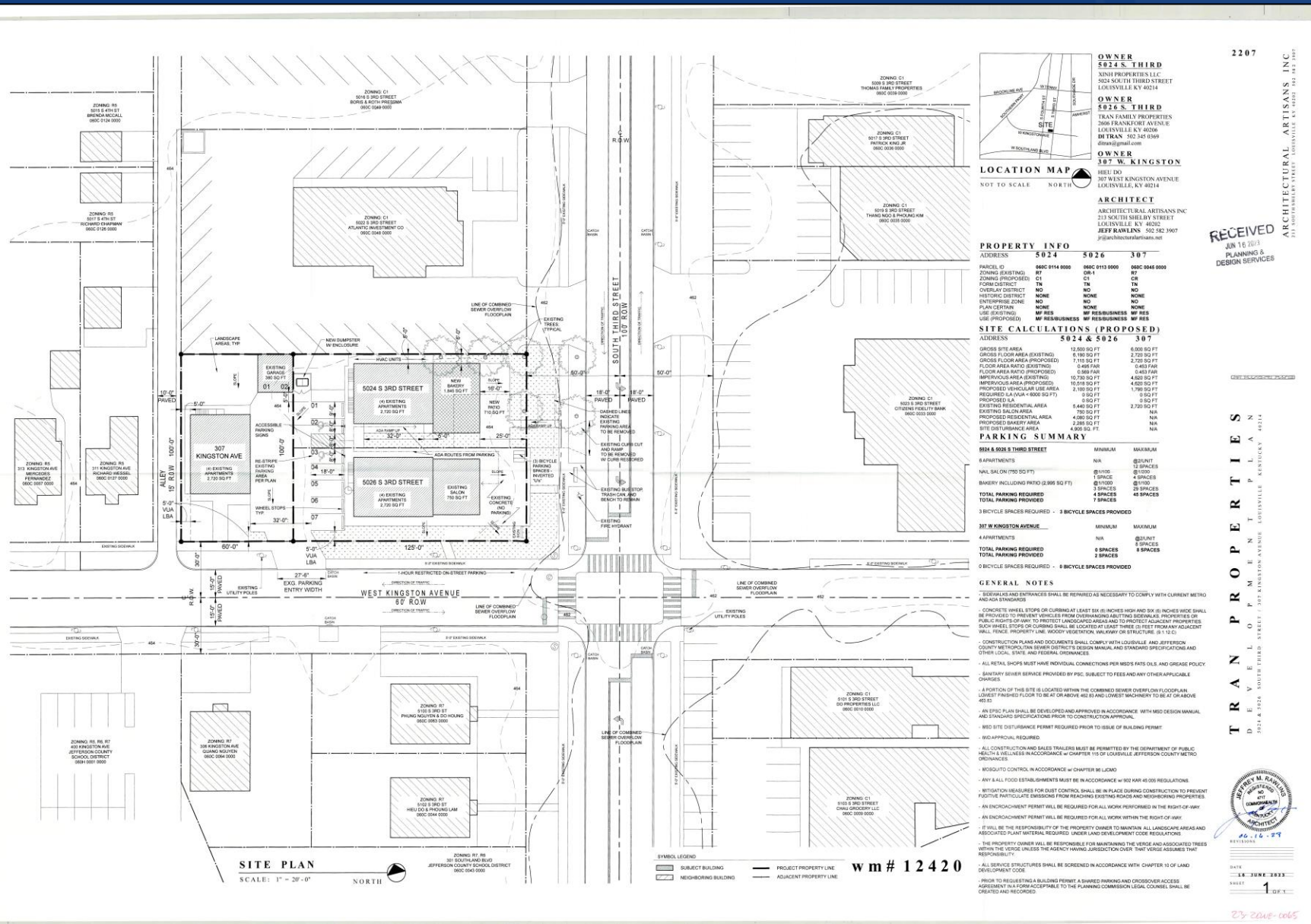


CASE SUMMARY

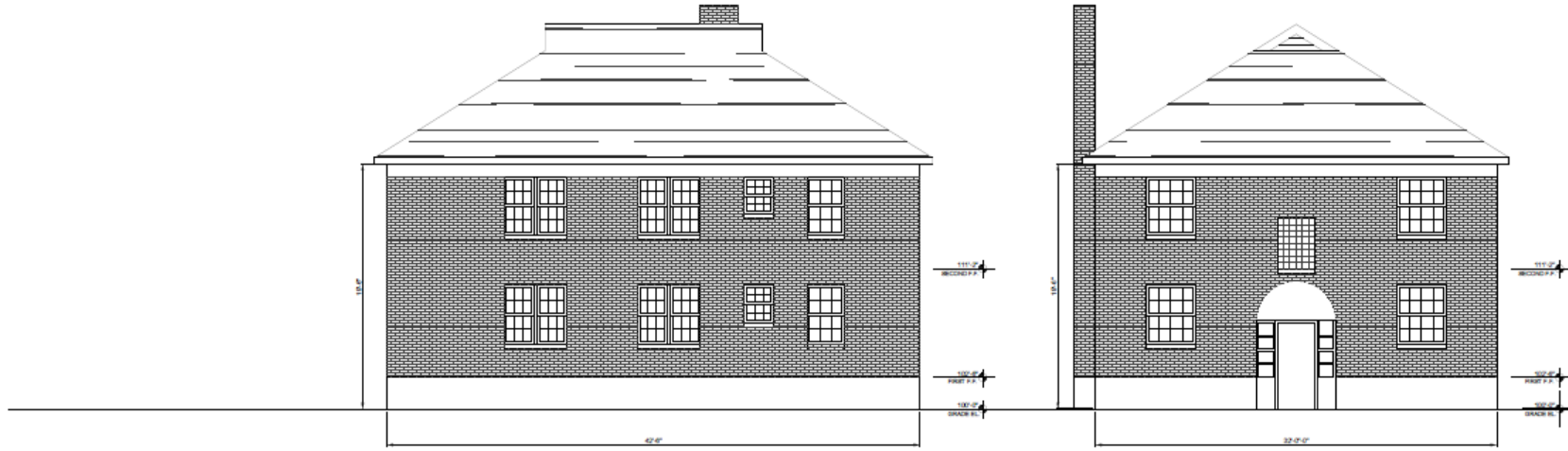
- Corner of S Third St and Kingston Ave
- Site currently mix of multifamily residential and a nail salon
- Bakery addition proposed



DEVELOPMENT PLAN

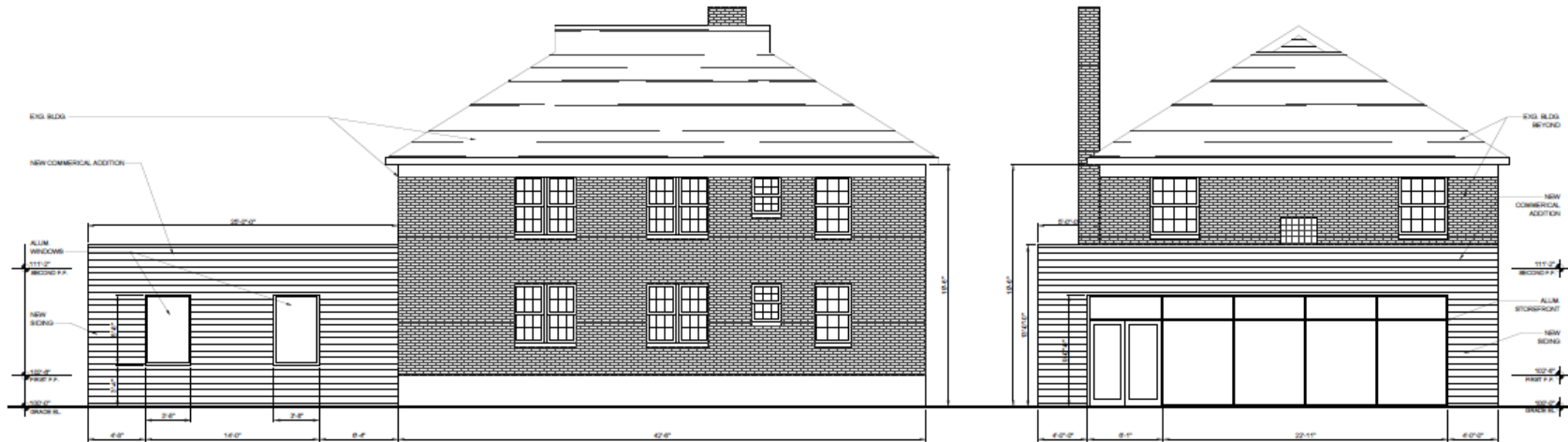


Renderings



EXISTING NORTH ELEVATION
SCALE: 3/8" = 1'-0"

EXISTING EAST ELEVATION
SCALE: 3/8" = 1'-0"



PROPOSED NORTH ELEVATION
SCALE: 3/8" = 1'-0"

PROPOSED EAST ELEVATION
SCALE: 3/8" = 1'-0"



SITE PHOTOS – SUBJECT PROPERTY



23-ZONE-0065

SITE PHOTOS – SUBJECT PROPERTY



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PUBLIC MEETINGS

- Neighborhood Meeting on June 14, 2022
- LD&T Meeting on July 27, 2023
- Planning Commission Public Hearing on September 21, 2023
- Motion to recommend approval of the change in zoning from R-7 & OR-1 to C-R & C-1 passed by a vote of 8-1.

