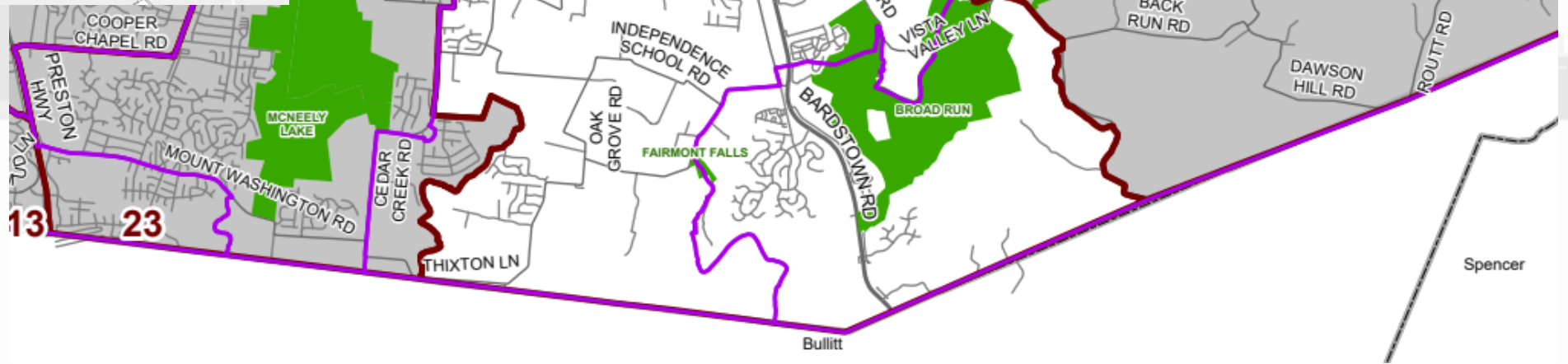
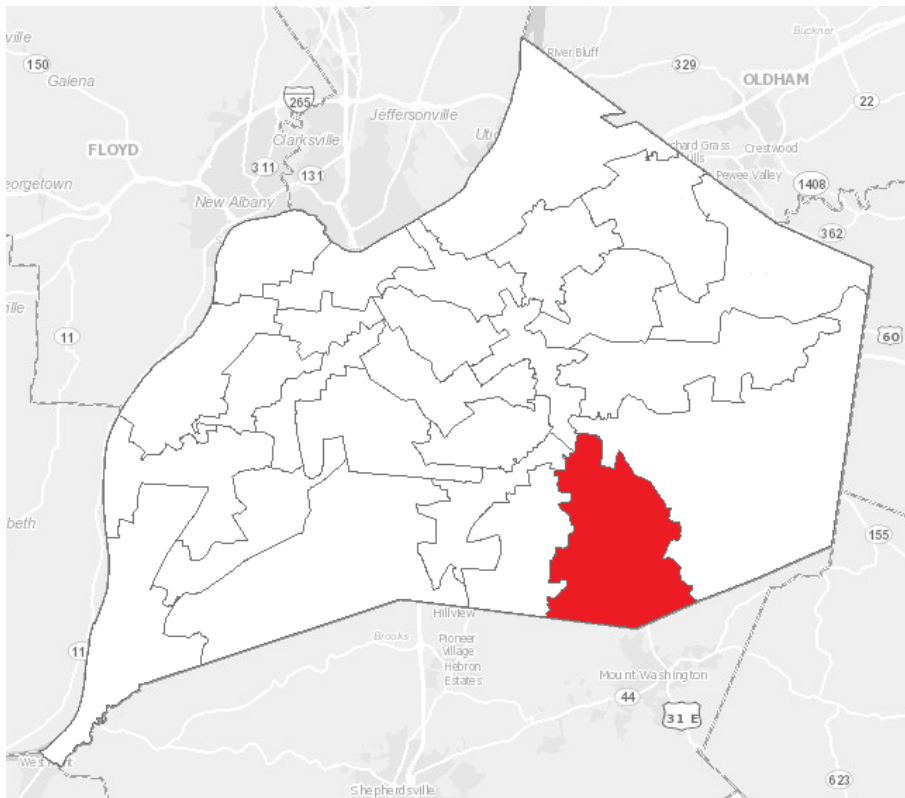


O-121-025
24-ZONE-0137
Billtown Mixed Use

Planning and Zoning Committee
June 3, 2025





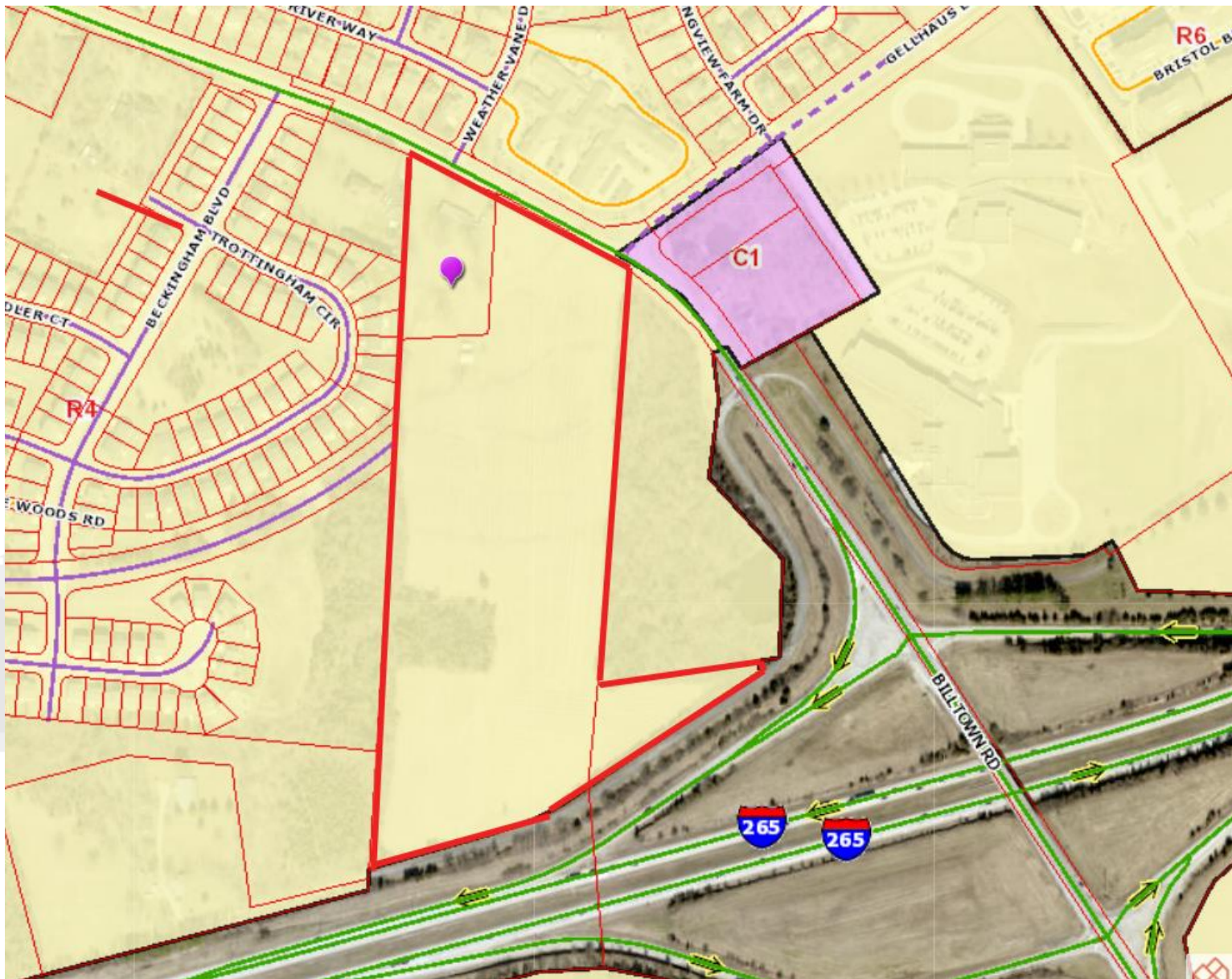
6422 Billtown Road
District 22– Kevin Bratcher





Existing: Residential
Proposed: Residential/Commercial





Existing: R-4/N
Proposed: R-6 & C-1/N



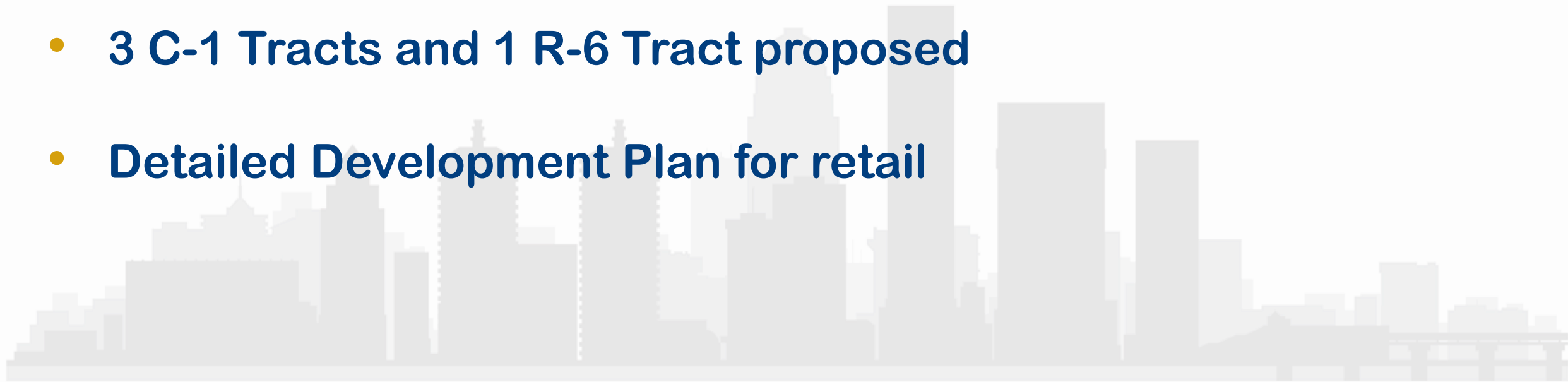
REQUESTS

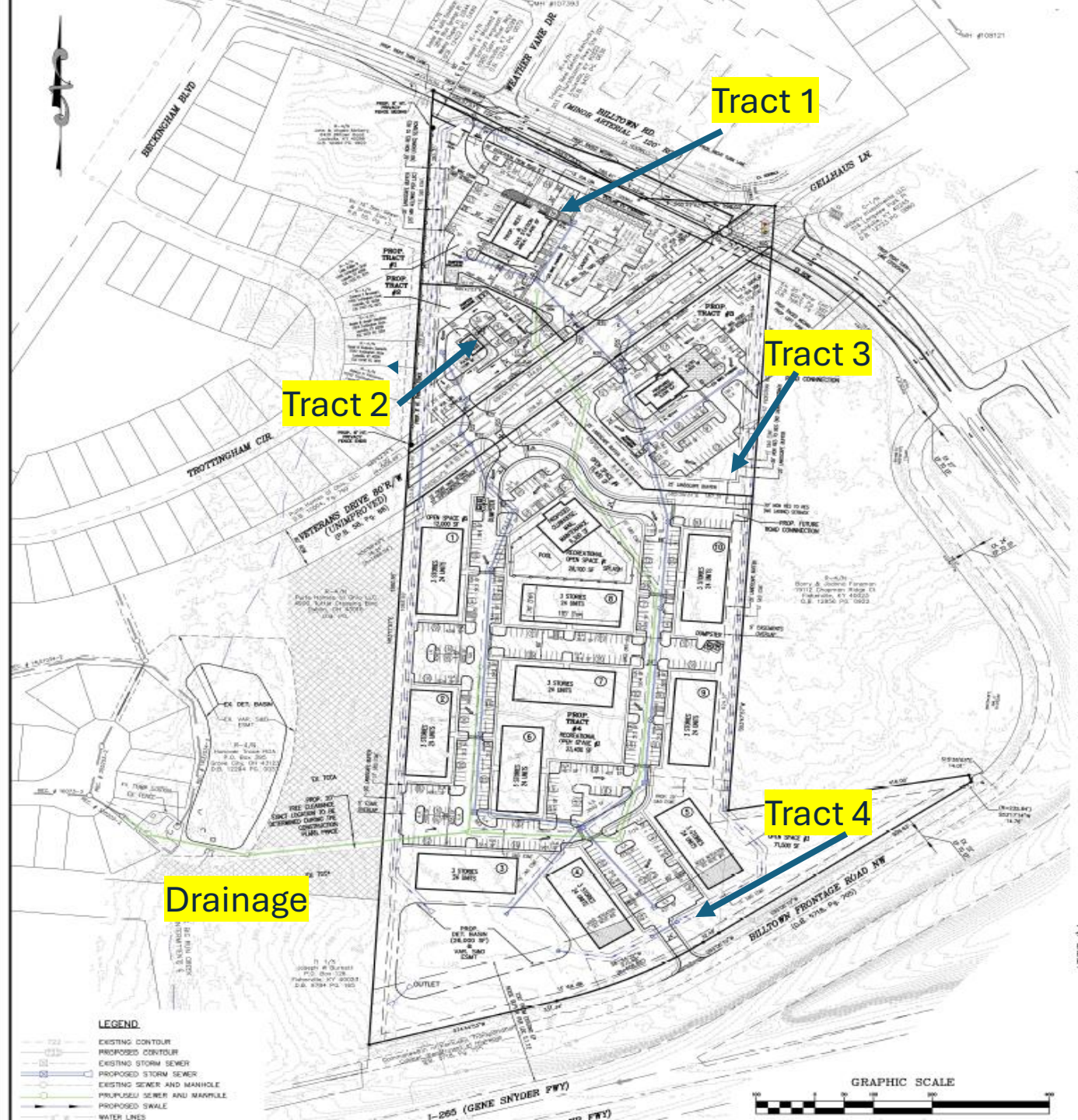
- **Change in zoning from R-4 Residential to R-6 Multi-Family Residential & C-1 Commercial**
- **Waivers**
- **Variances**
- **Detailed District Development Plan and General District Development Plan/Major Subdivision**



CASE SUMMARY

- 21.5 Acres
- 3 C-1 Tracts and 1 R-6 Tract proposed
- Detailed Development Plan for retail

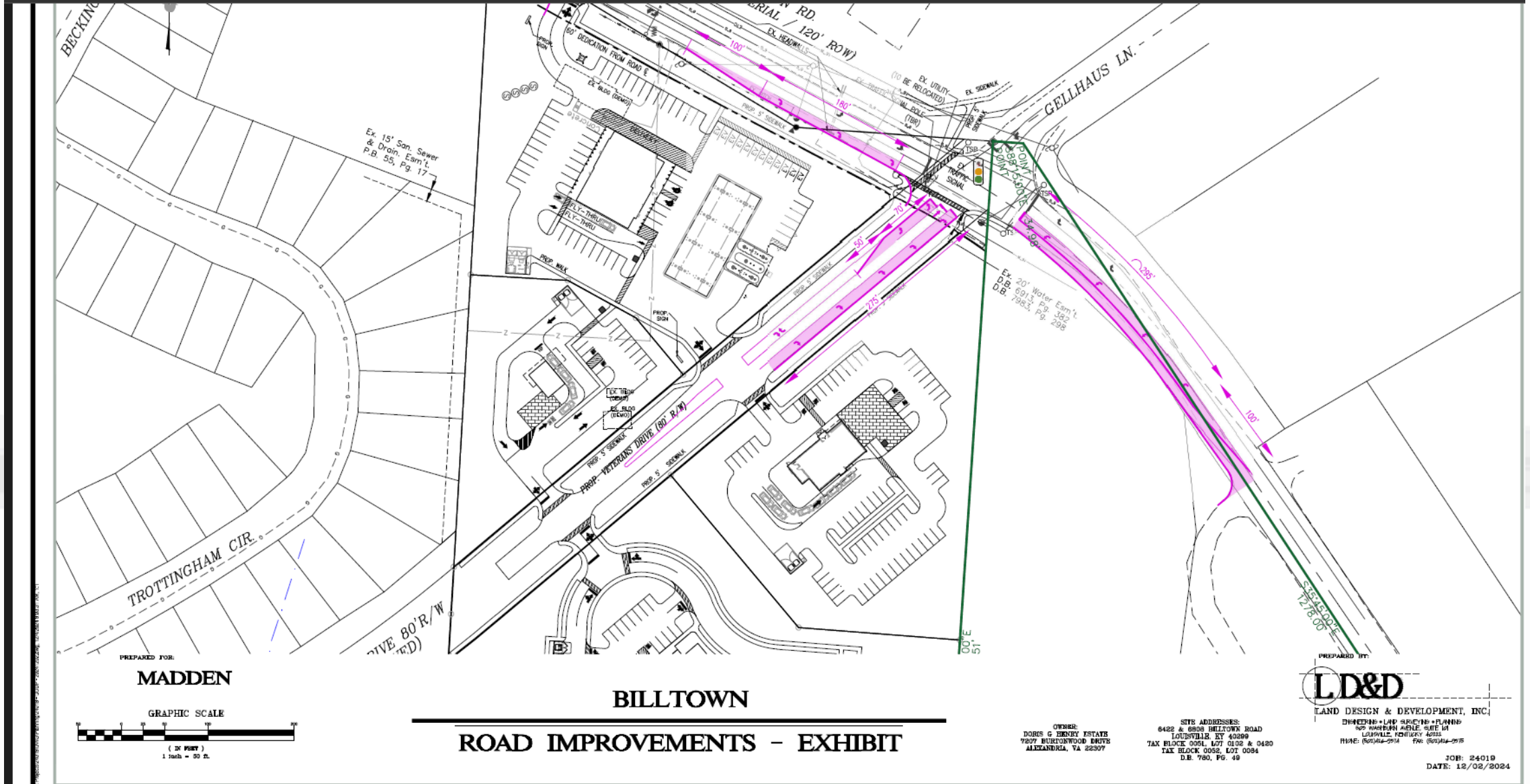




ELEVATIONS



ROAD IMPROVEMENTS



SUBJECT PROPERTY



FRONT OF SUBJECT SITE

SUBJECT PROPERTY



**REAR OF SUBJECT SITE
(TRACT # 4)**

ADJACENT PROPERTY



EXISTING INTERSECTION AT BILLTOWN RD AND GELHAUS LANE

PUBLIC MEETINGS

- ❖ Neighborhood Meeting on September 10, 2024
- ❖ LD&T Meeting on March 13, 2025
- ❖ Planning Commission Public Hearing on April 24, 2025
 - ❖ Motion to recommend approval of the change in zoning from R-4 to R-6 & C-1 passed by a vote of 7-0

