

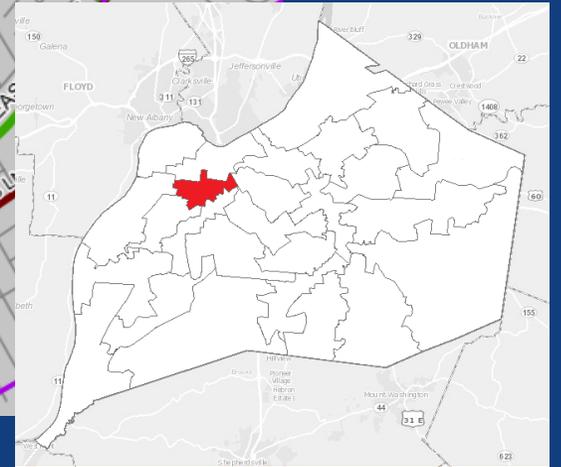
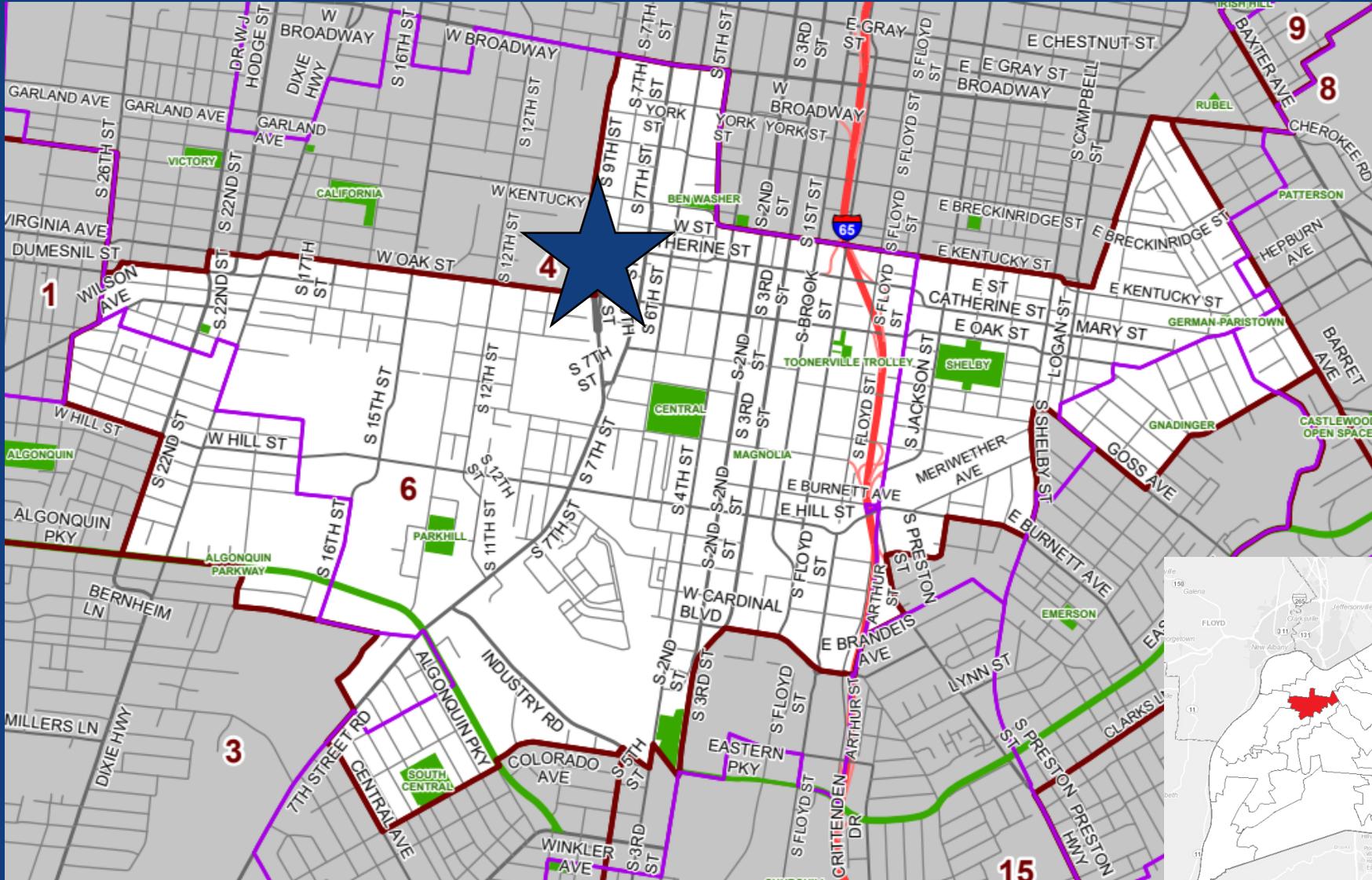
23-ZONE-0123

1130 S 8th STREET

Planning & Zoning Committee

February 6, 2024





1130 S 8th Street
District 6 – Phillip Baker



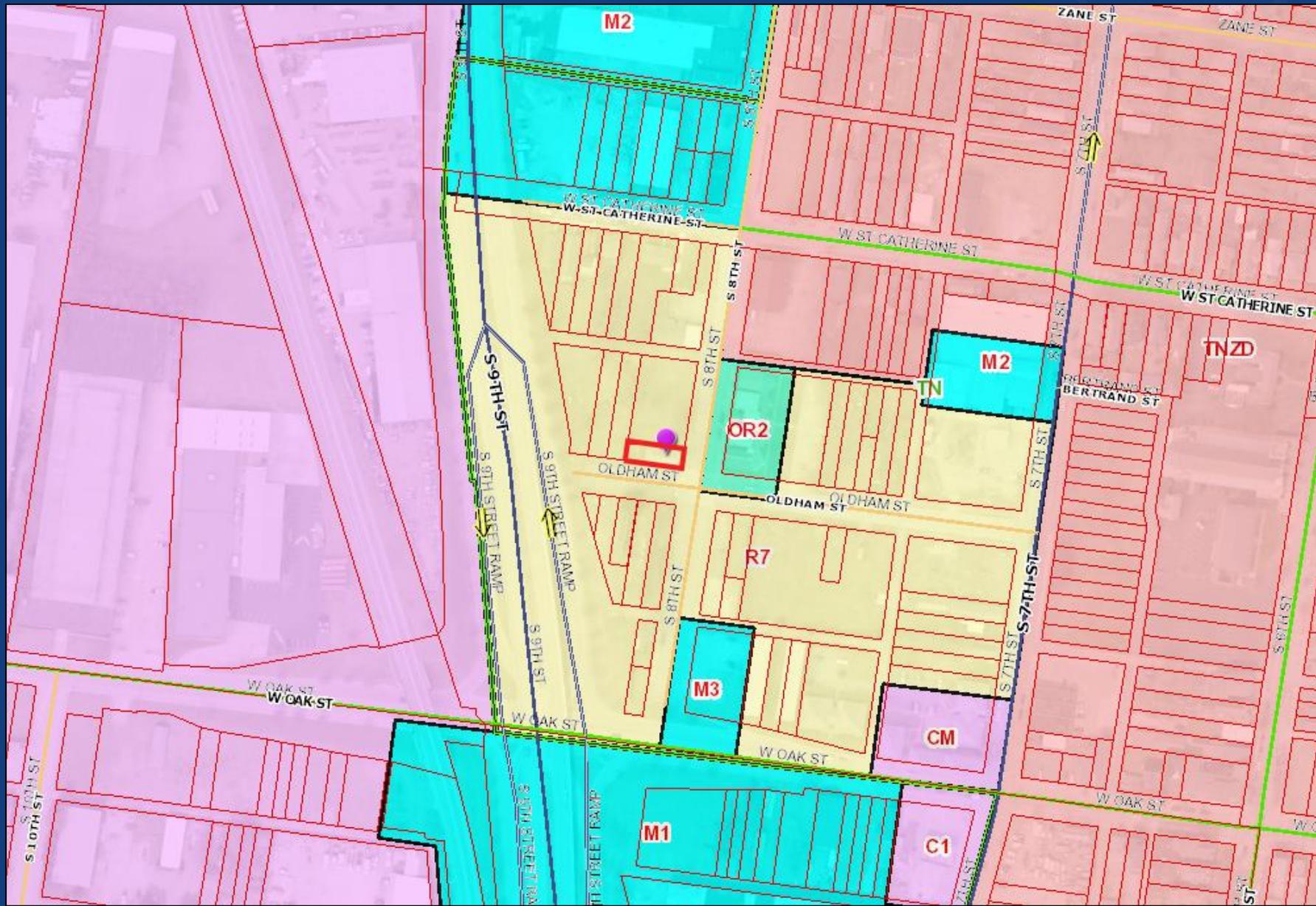
23-ZONE-0123



Existing: Residential
Proposed: Commercial

23-ZONE-0123





Existing: R-7/TN
 Proposed: C-R/TN



REQUESTS

- Change in zoning from R-7 Multifamily to C-R Commercial Residential
- Waiver of Land Development Code section 10.2.4 to eliminate the required 5-foot property perimeter Landscape Buffer Area adjacent to R-7 zoning.
- Detailed District Development Plan with Binding Elements



CASE SUMMARY

- Proposed restaurant in an existing non-residential structure
- Site most recently used as a church
- Parking available on public streets near site



SITE PHOTOS – SUBJECT PROPERTY



ADJACENT SITE



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PUBLIC MEETINGS

- Neighborhood Meeting on August 28, 2023
- LD&T Meeting on December 14, 2023
- Planning Commission Public Hearing on January 4, 2024
 - Motion to recommend approval of the change in zoning from R-7 to C-R passed by a vote of 9-0.

