

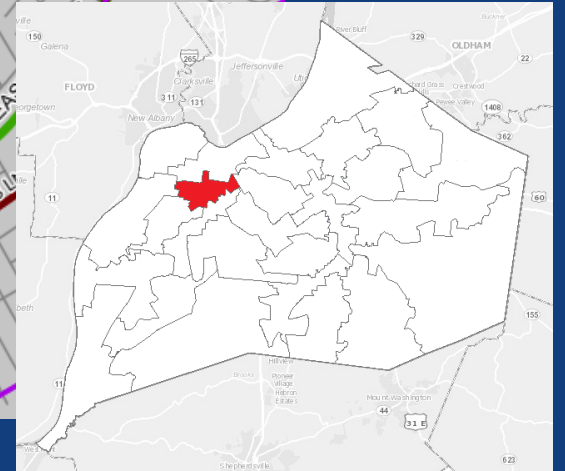
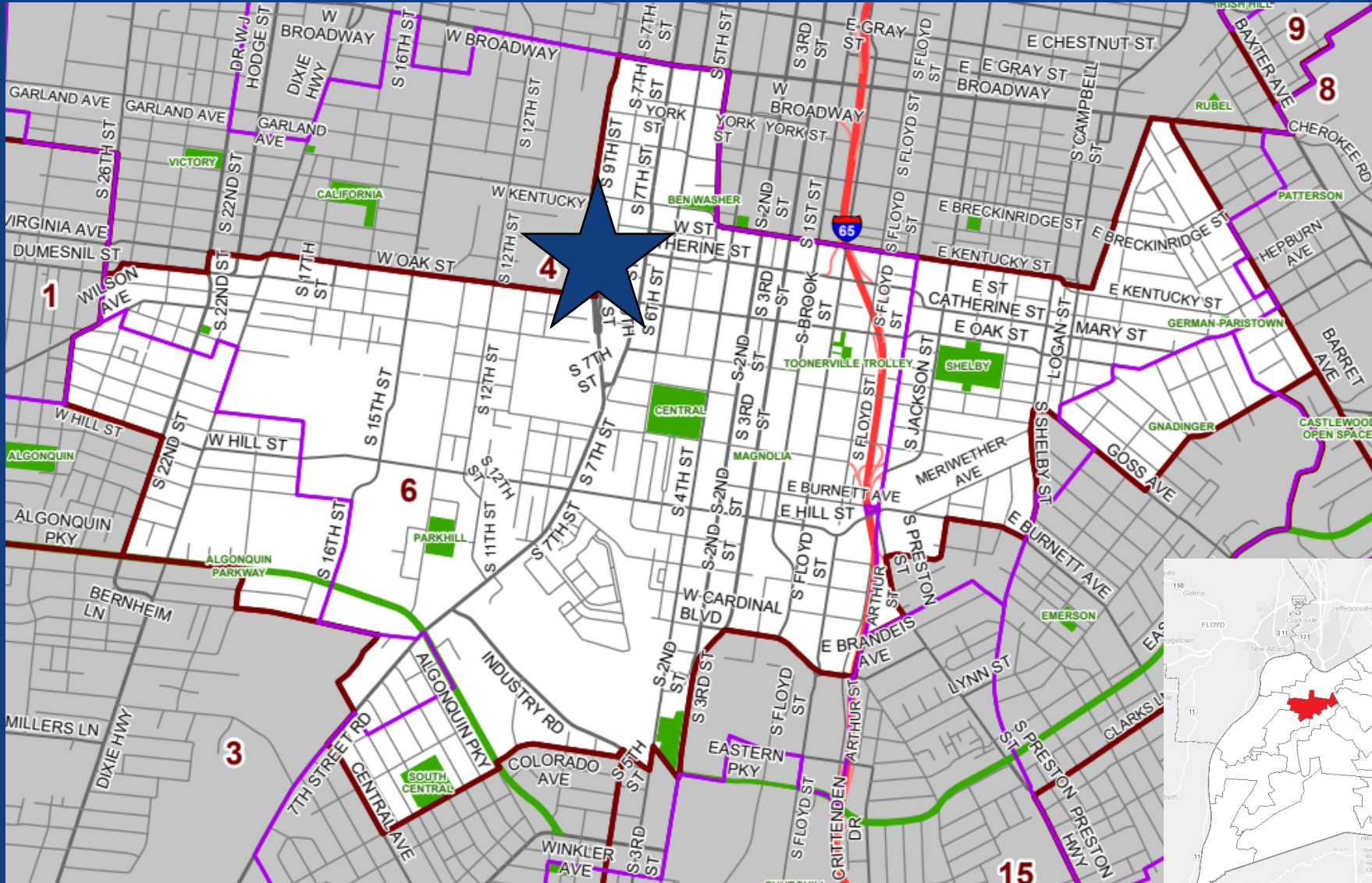
**23-ZONE-0123**

**1130 S 8<sup>th</sup> STREET**

**Planning & Zoning Committee**

February 6, 2024





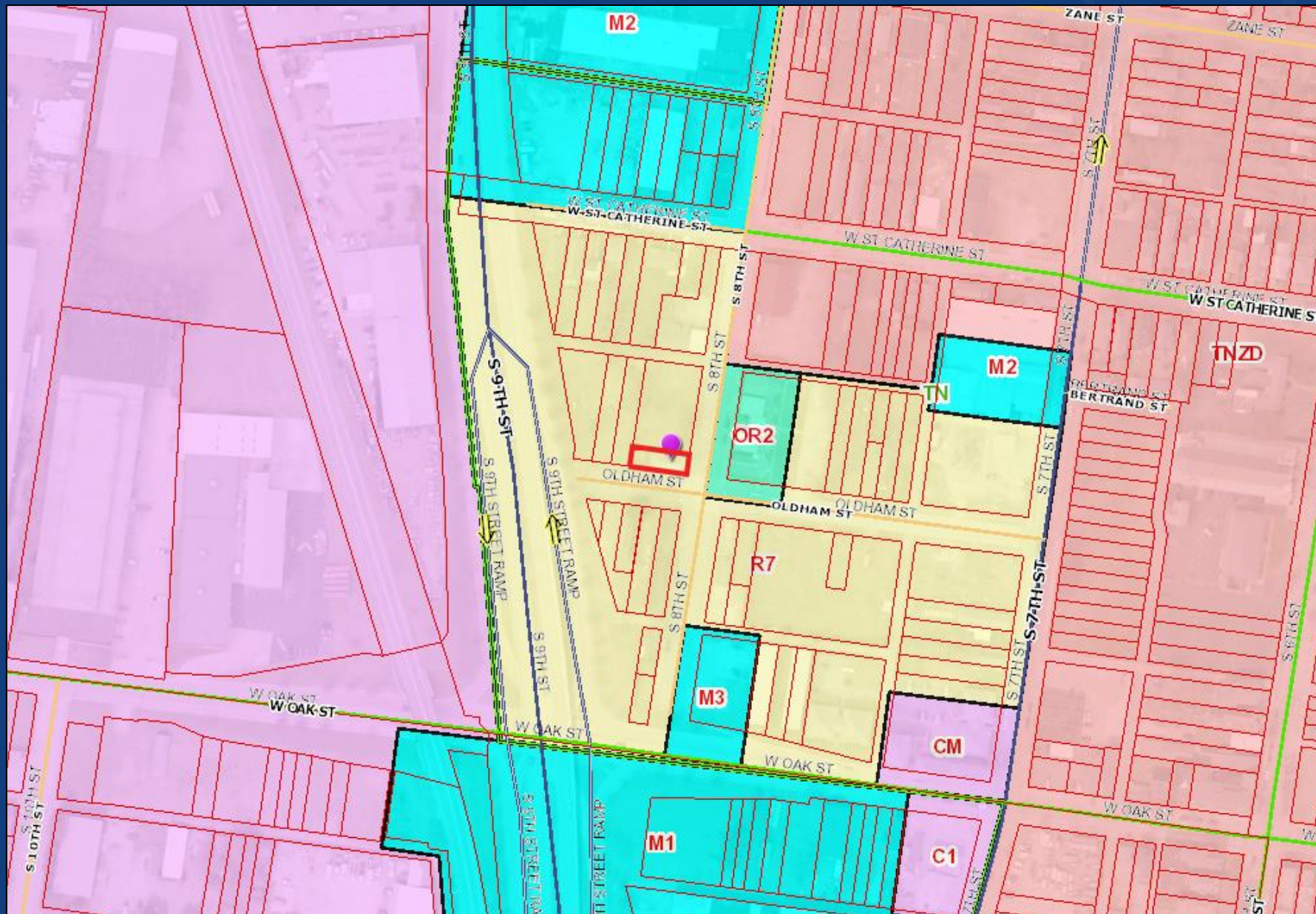
**1130 S 8<sup>th</sup> Street**  
**District 6 – Phillip Baker**

**23-ZONE-0123**



**Existing: Residential**  
**Proposed: Commercial**

**23-ZONE-0123**



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

23-ZONE-0123

# REQUESTS

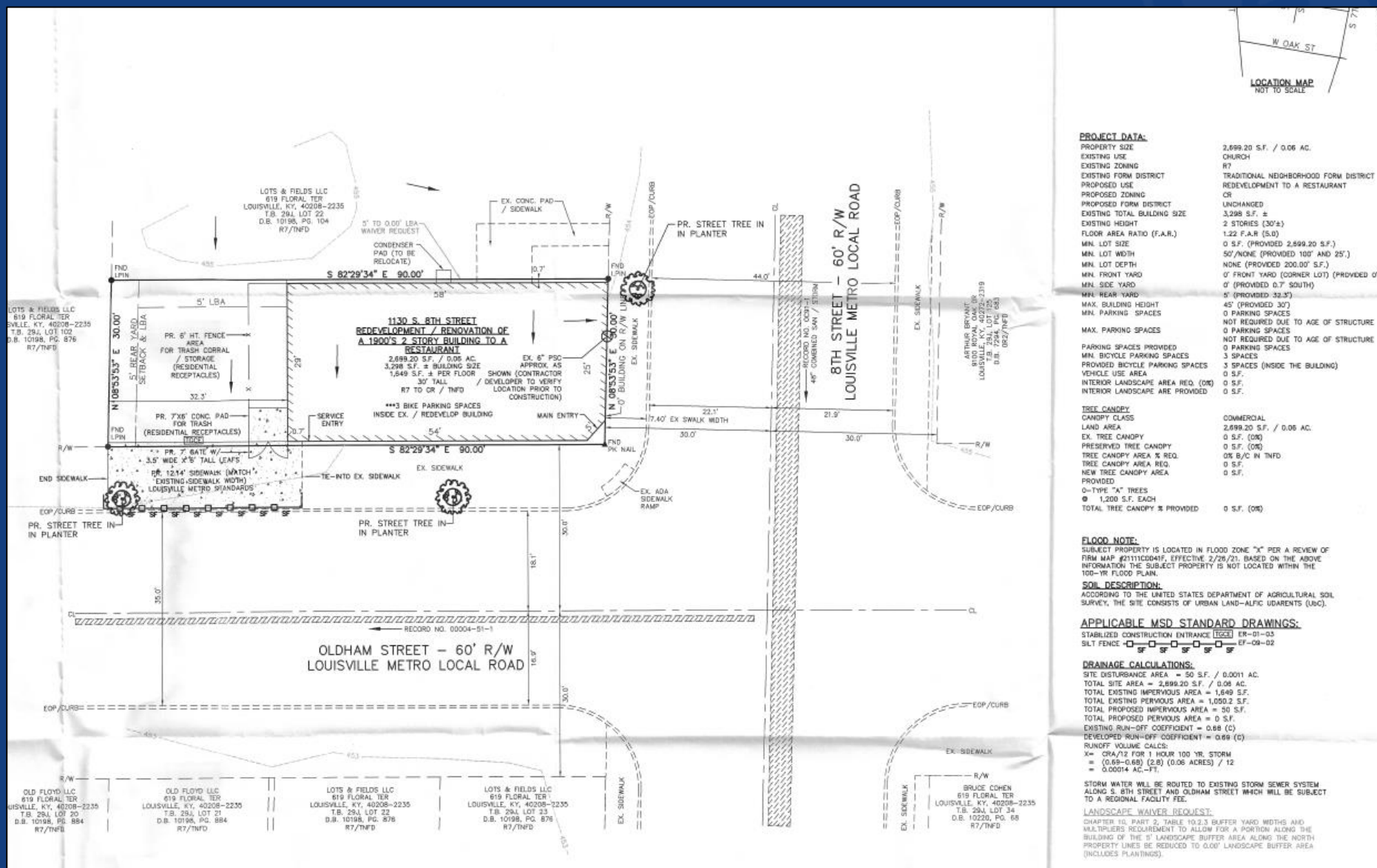
- Change in zoning from R-7 Multifamily to C-R Commercial Residential
- Waiver of Land Development Code section 10.2.4 to eliminate the required 5-foot property perimeter Landscape Buffer Area adjacent to R-7 zoning.
- Detailed District Development Plan with Binding Elements



# 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



# ADJACENT SITE



# ADJACENT SITE



# 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.

