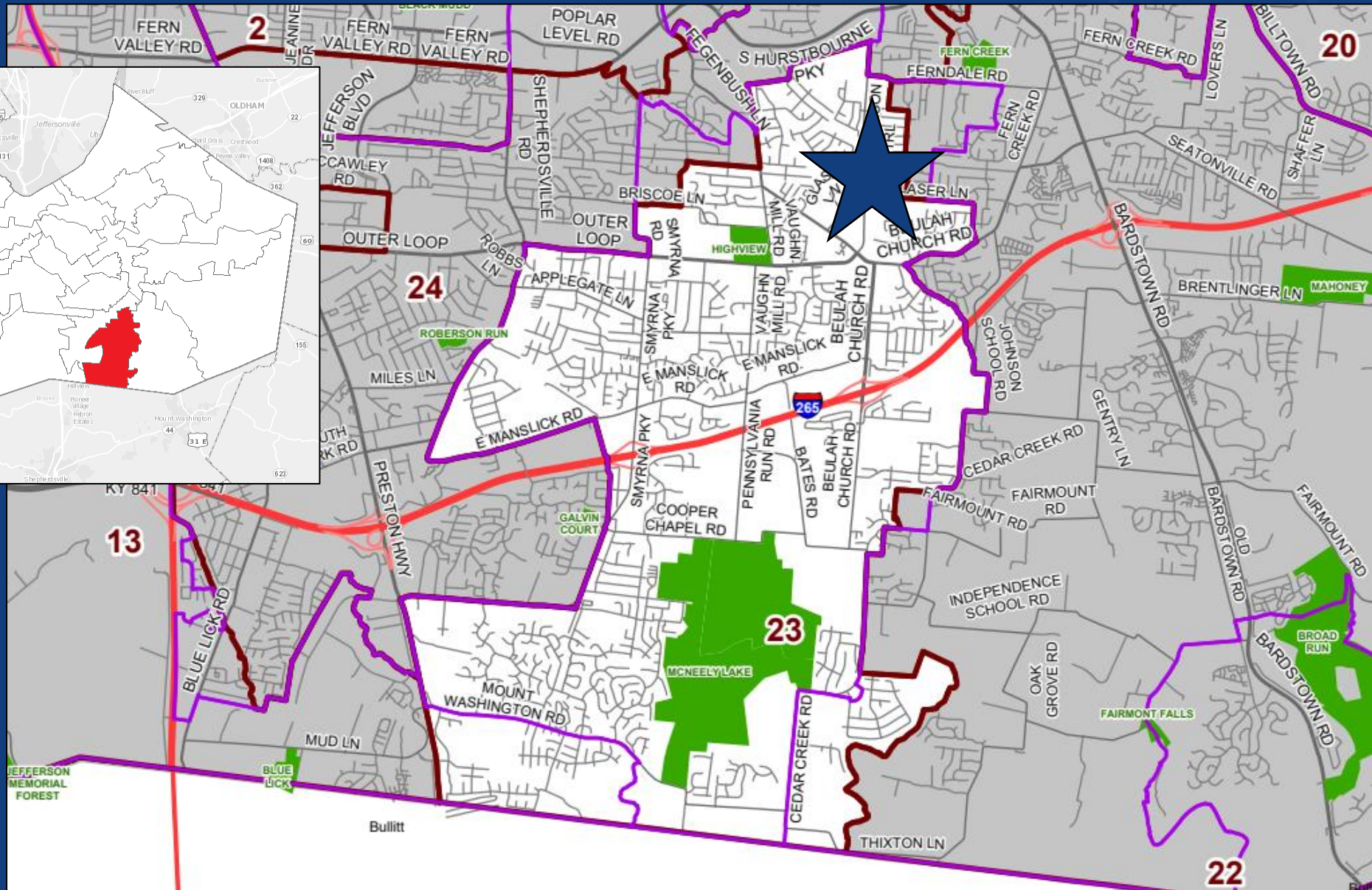
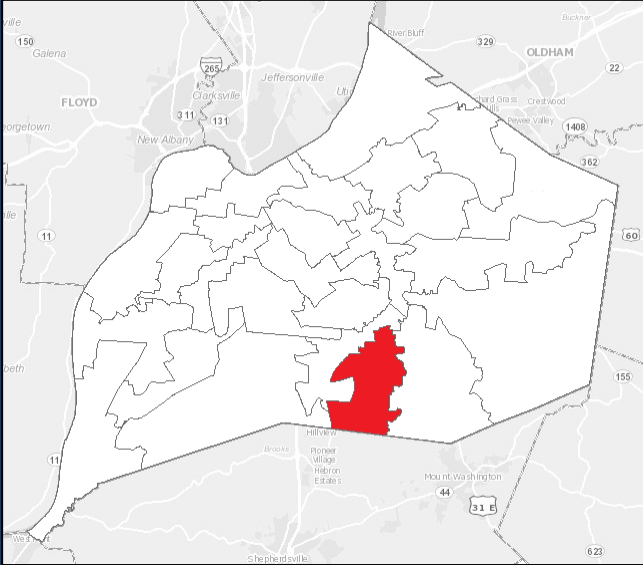


23-ZONE-0063

Watterson Gardens

Planning & Zoning Committee
October 31, 2023





7009 S. Watterson Trail
District 23 – Jeff Hudson

23-ZONE-0063

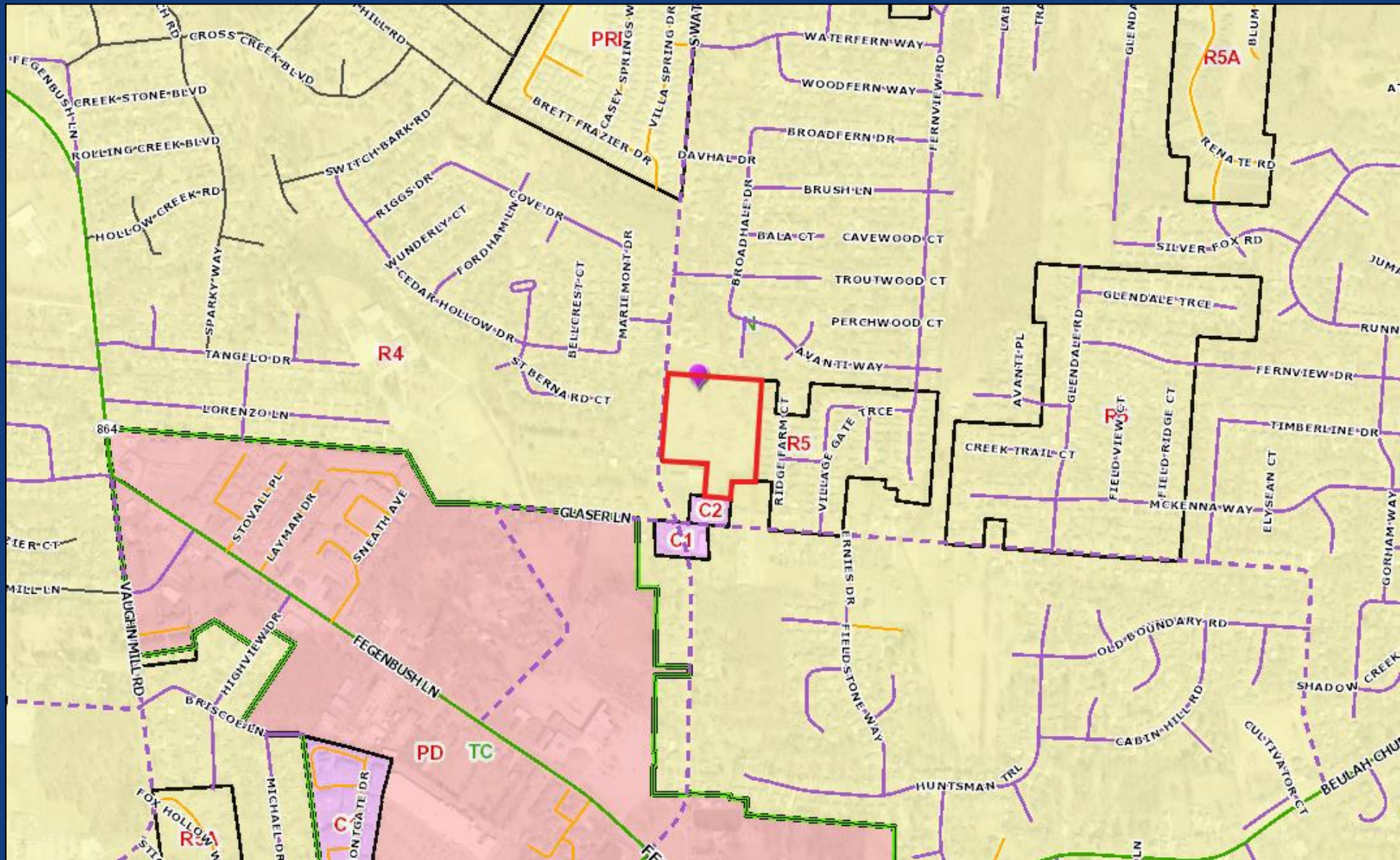




Existing: Vacant
Proposed: Residential

23-ZONE-0063





Existing: R-5/N
Proposed: R-5A/N

23-ZONE-0063

REQUESTS

- Change-in-Zoning from R-5, Single-family Residential to R-5A Multi-family residential
- Variance from Land Development Code section 5.1.12.B to exceed the infill front setback by up to 28 feet for a total front setback of up to 87 feet as shown on the development plan.
- Revised District Development Plan with Binding Elements



CASE SUMMARY

- 85 townhouse-style units proposed
- Vacant site in Highview area.
- Previously rezoned R-4 to R-5 for a subdivision (14ZONE1040)





Renderings



SITE PHOTOS – SUBJECT PROPERTY



ADJACENT SITE



ADJACENT SITE



ADJACENT SITE



PUBLIC MEETINGS

- Neighborhood Meeting on March 14, 2023
- LD&T Meeting on July 27, 2023
- Planning Commission Public Hearing on October 5, 2023
 - Motion to recommend approval of the change in zoning from R-5 to R-5A passed by a vote of 7-0.

