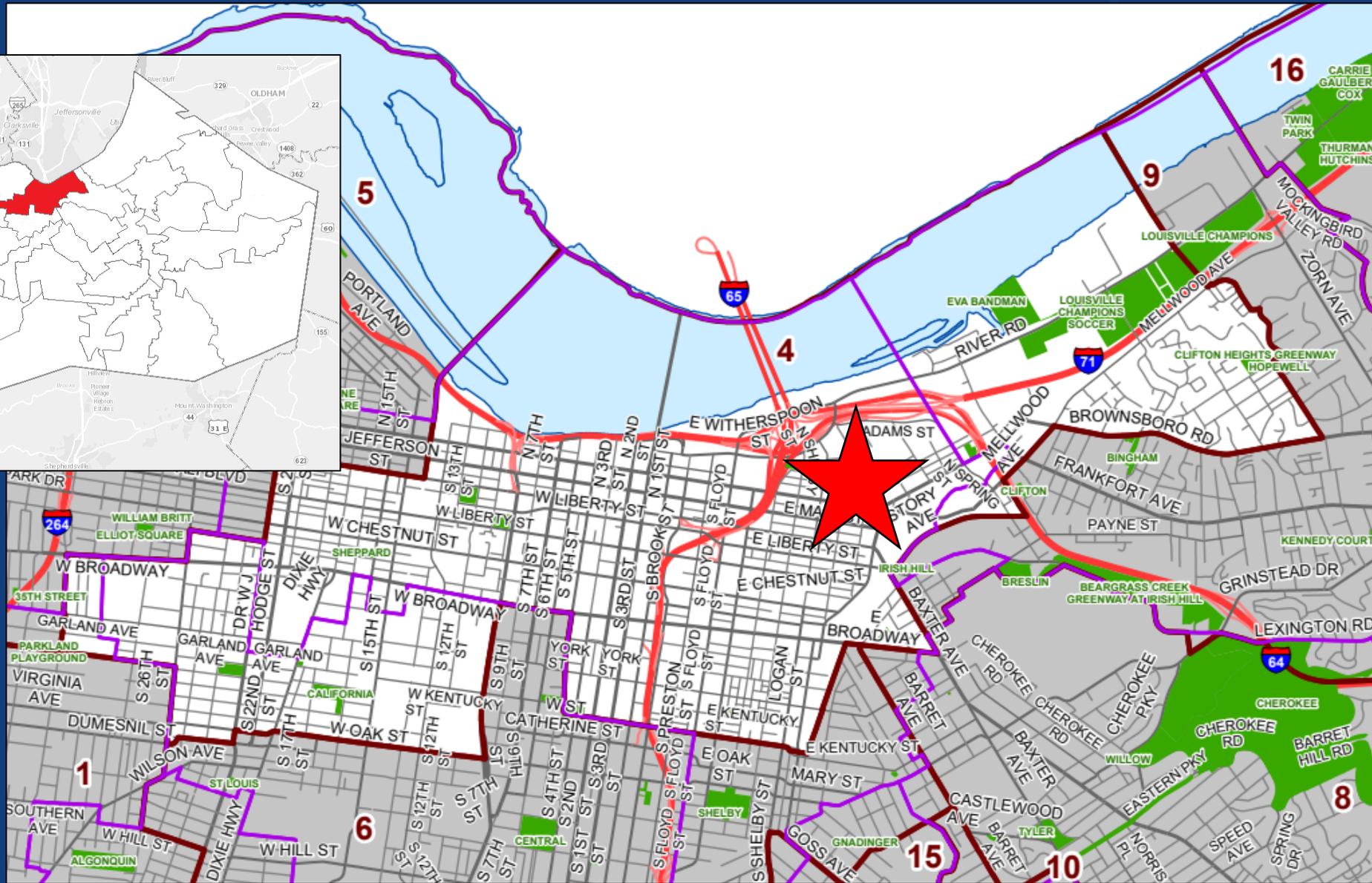
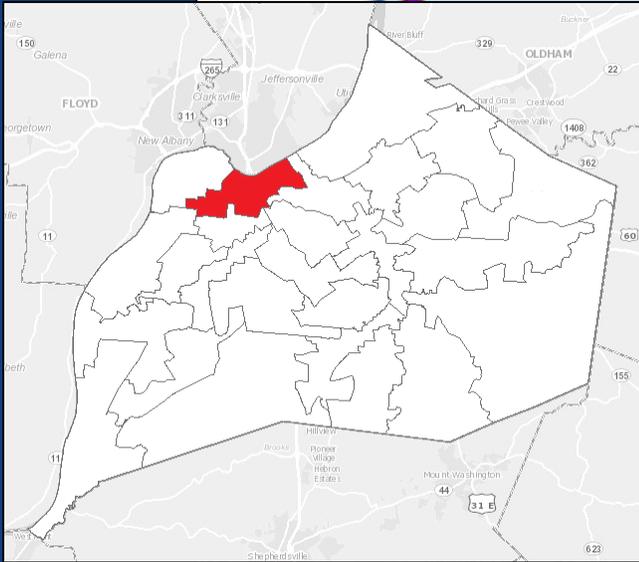


# 21-ZONE-0155

## FRANKLIN LOFTS

Planning & Zoning Committee  
May 23, 2023





**943 Franklin Street**  
**District 4 – Jecorey Arthur**

**21-ZONE-0155**

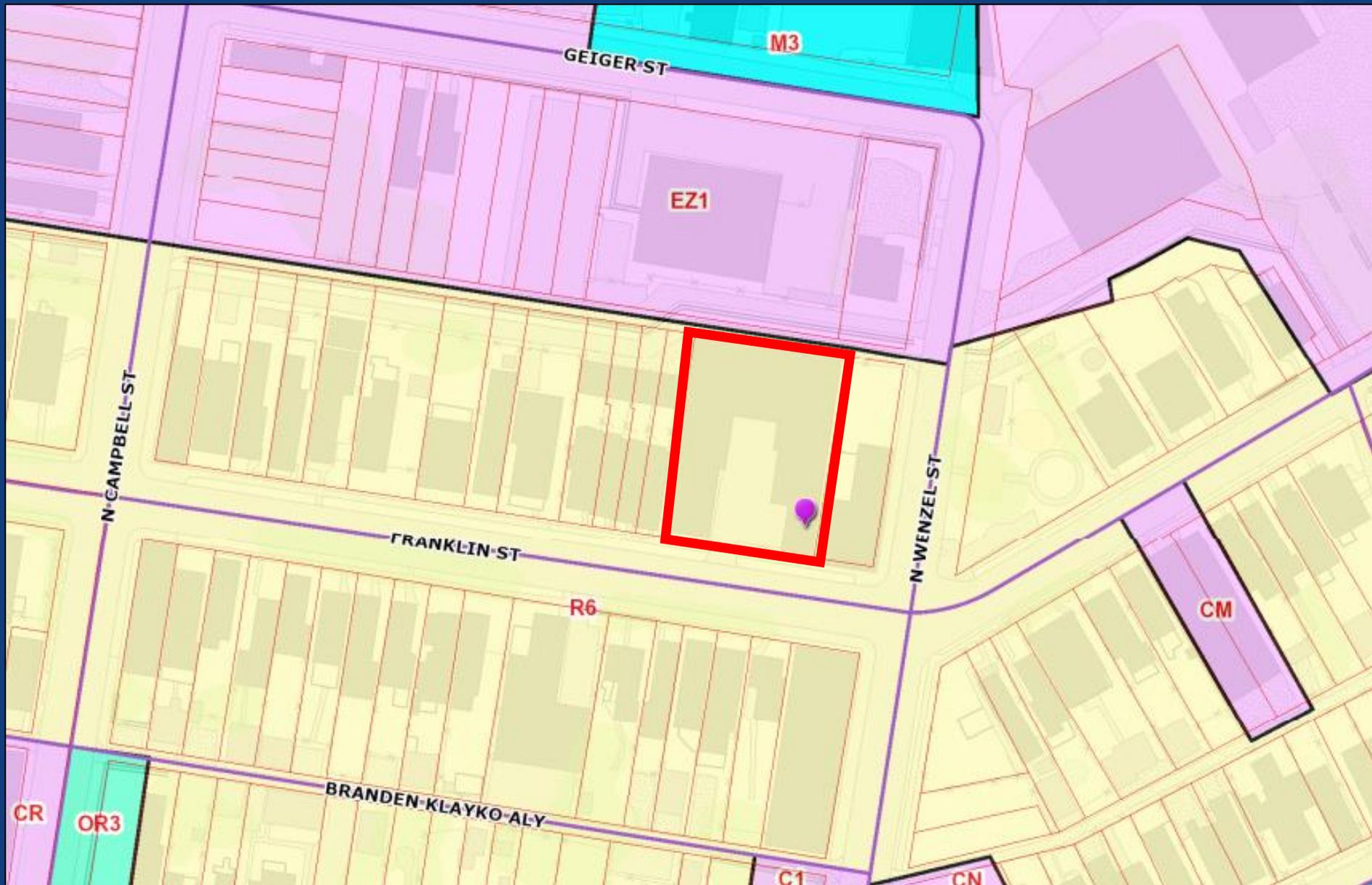




Existing: Commercial  
Proposed: Residential

21-ZONE-0155





Existing: R-6/TN  
Proposed: C-2/TN

21-ZONE-0155



# REQUESTS

- Change in Zoning from R-6 Multi-Family Residential to C-2 Commercial
- Waivers:
  - #1 from 10.2.4 to allow encroachment into required property perimeter LBA by a structure and waive plantings in the area of encroachment (23-WAIVER-0002)
  - #2 from 5.5.3 to not provide a required masonry wall along Franklin Street to screen parking (22-WAIVER-0225)
- Detailed District Development Plan with Binding Elements



# CASE SUMMARY

- Site developed with existing structure, to be preserved
- Previously used as pool supply company, being renovated into dwelling units with short term rentals
- Proposed 16 units, 3 short-term rentals
- Director approval of STR parking – no parking required for multi-family dwelling units

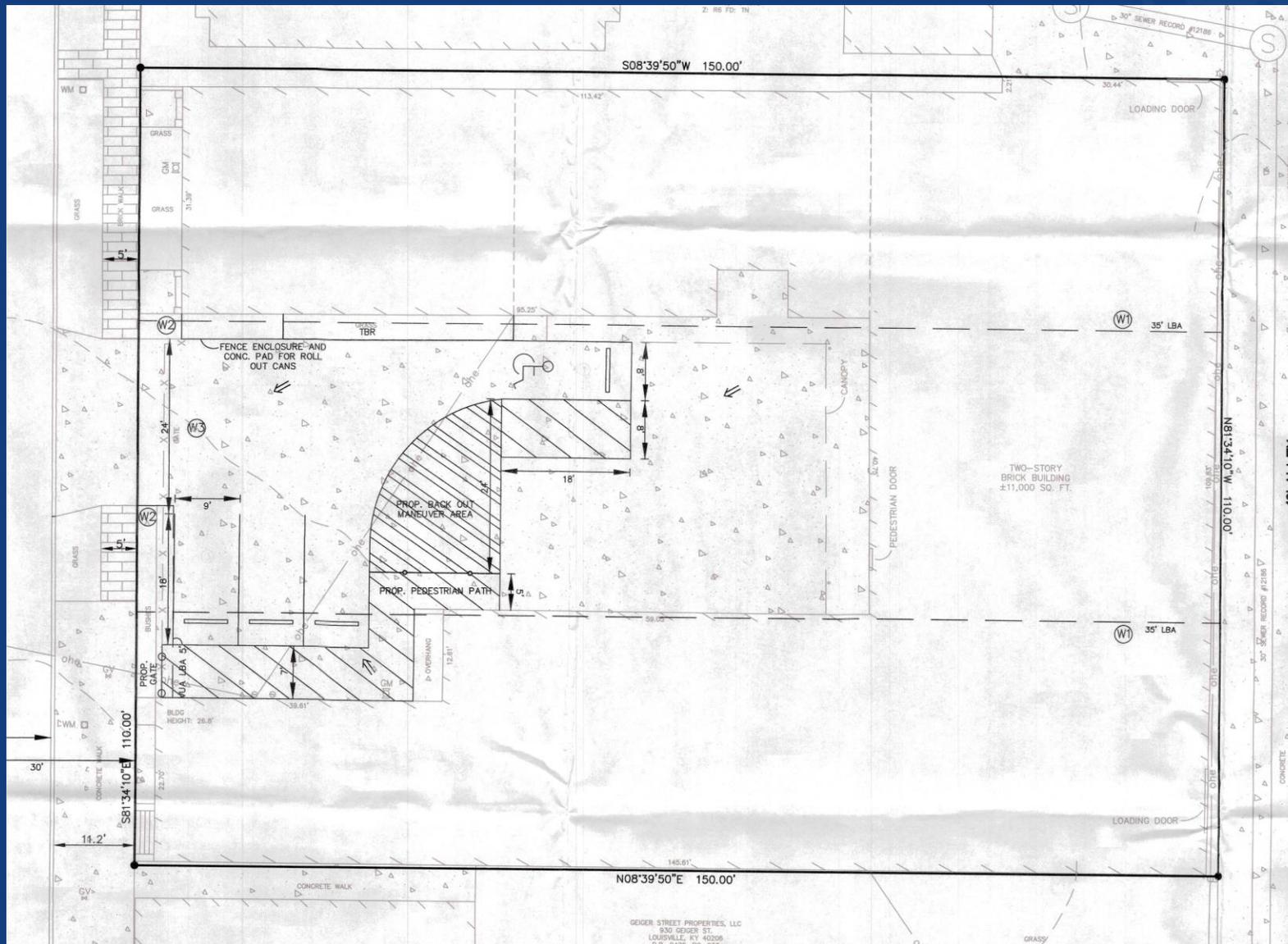


# TECHNICAL REVIEW

- Butchertown, Phoenix Hill & NuLu Neighborhood Plan study area
- Western Residential Core area
- R-6 properties recommended to be rezoned to U-N
- Industrial buildings recommended to be re-used as office, retail or multi-family when industrial uses no longer viable



# DEVELOPMENT PLAN



# SITE PHOTOS – SUBJECT PROPERTY



# SITE PHOTOS – ADJACENT PROPERTY

Residential to west along  
Franklin Street



Vacant to east along  
Franklin Street



# SITE PHOTOS – ADJACENT PROPERTY

Institutional and residential across Franklin Street



Residential across Franklin Street



# PUBLIC MEETINGS

- Neighborhood Meeting on November 30, 2021
- LD&T Meeting on March 23, 2023
- Planning Commission Public Hearing on April 20, 2023
  - Motion to recommend approval of the change in zoning from R-6 to C-2 by a vote of 5-0.

