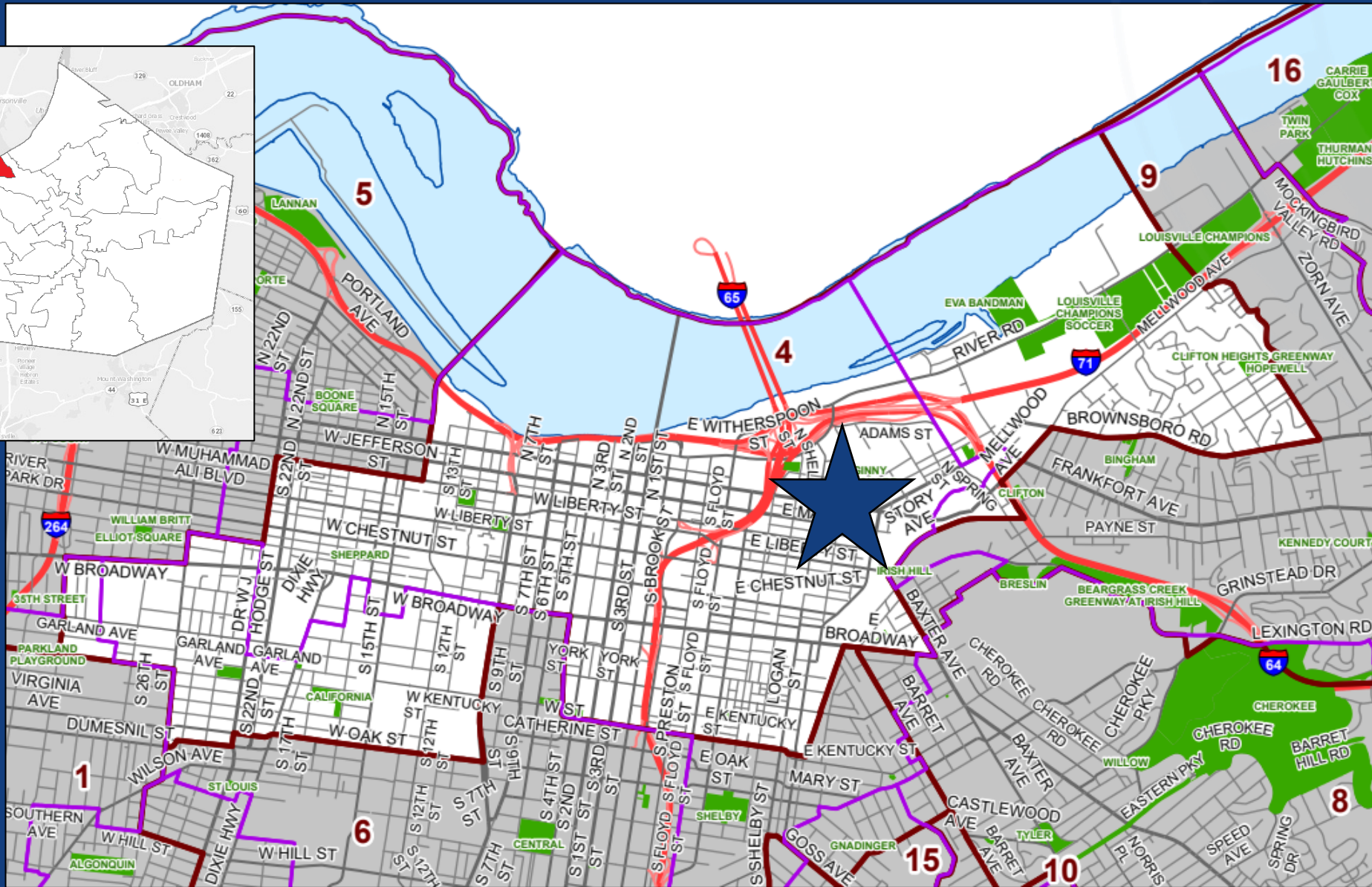
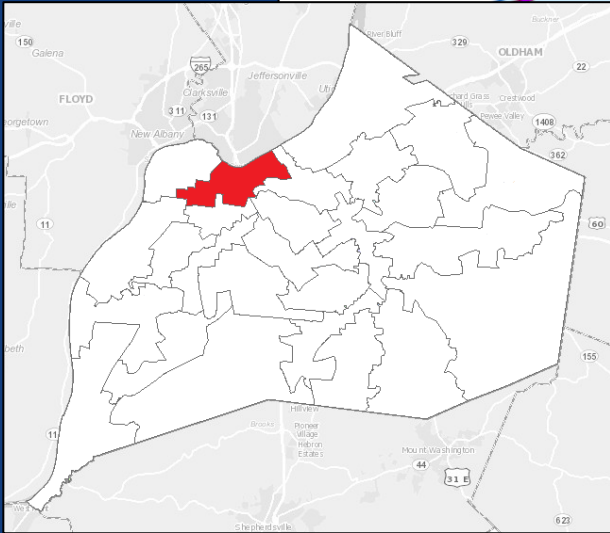


23-ZONE-0046

Butcher Block 111

Planning & Zoning Committee
July 18, 2023





111 N Wenzel Street
District 4 – Jecorey Arthur

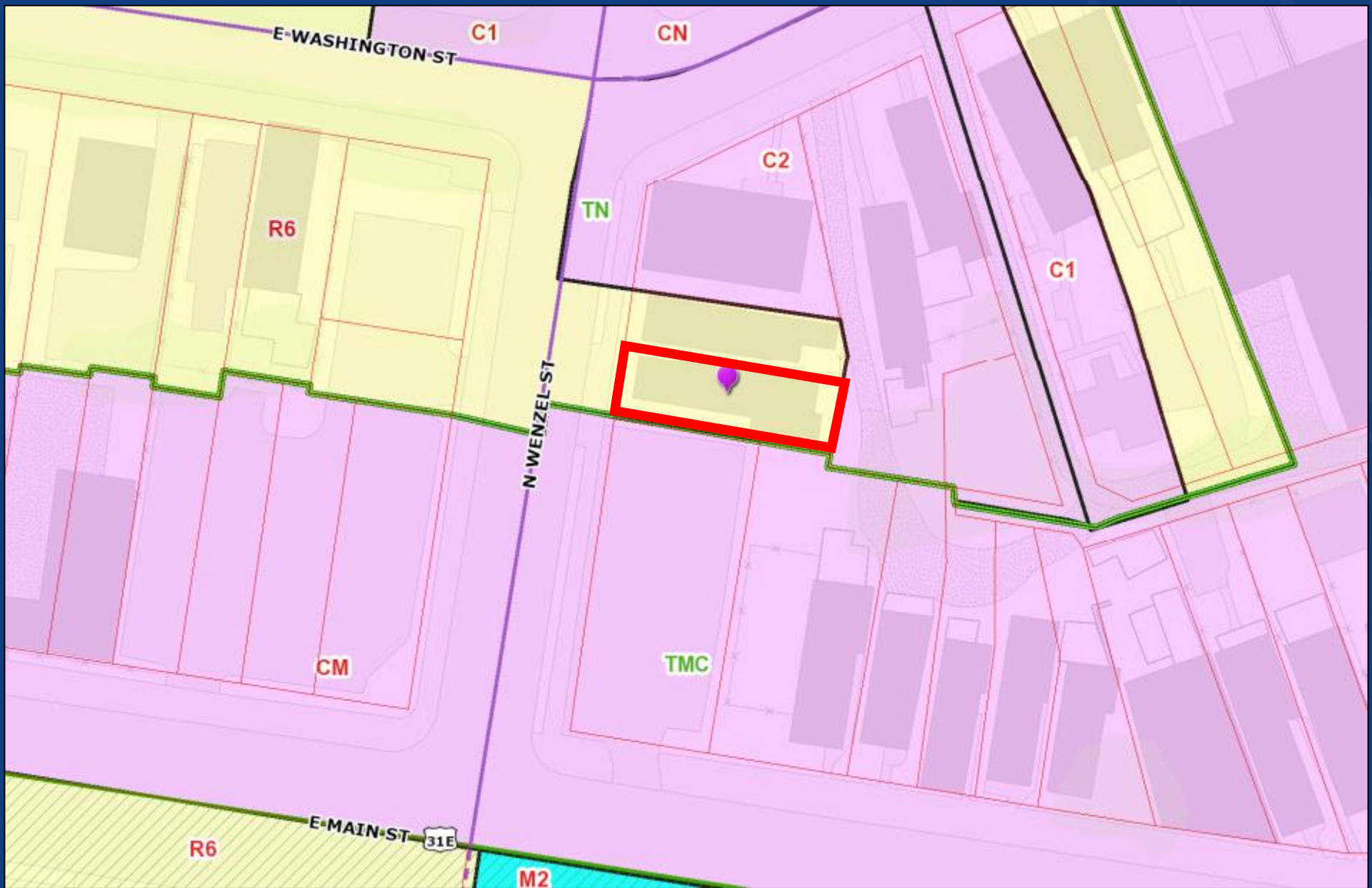
23-ZONE-0046



Existing: Residential
Proposed: Commercial

23-ZONE-0046





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

23-ZONE-0046

REQUESTS

- **Change in Zoning** from R-6 Multi-Family Residential to C-2 Commercial
- **Waiver** from 10.2.4.B.1 to permit encroachment into a required LBA and omit required plantings (23-WAIVER-0059)
- **Detailed District Development Plan** with Binding Elements

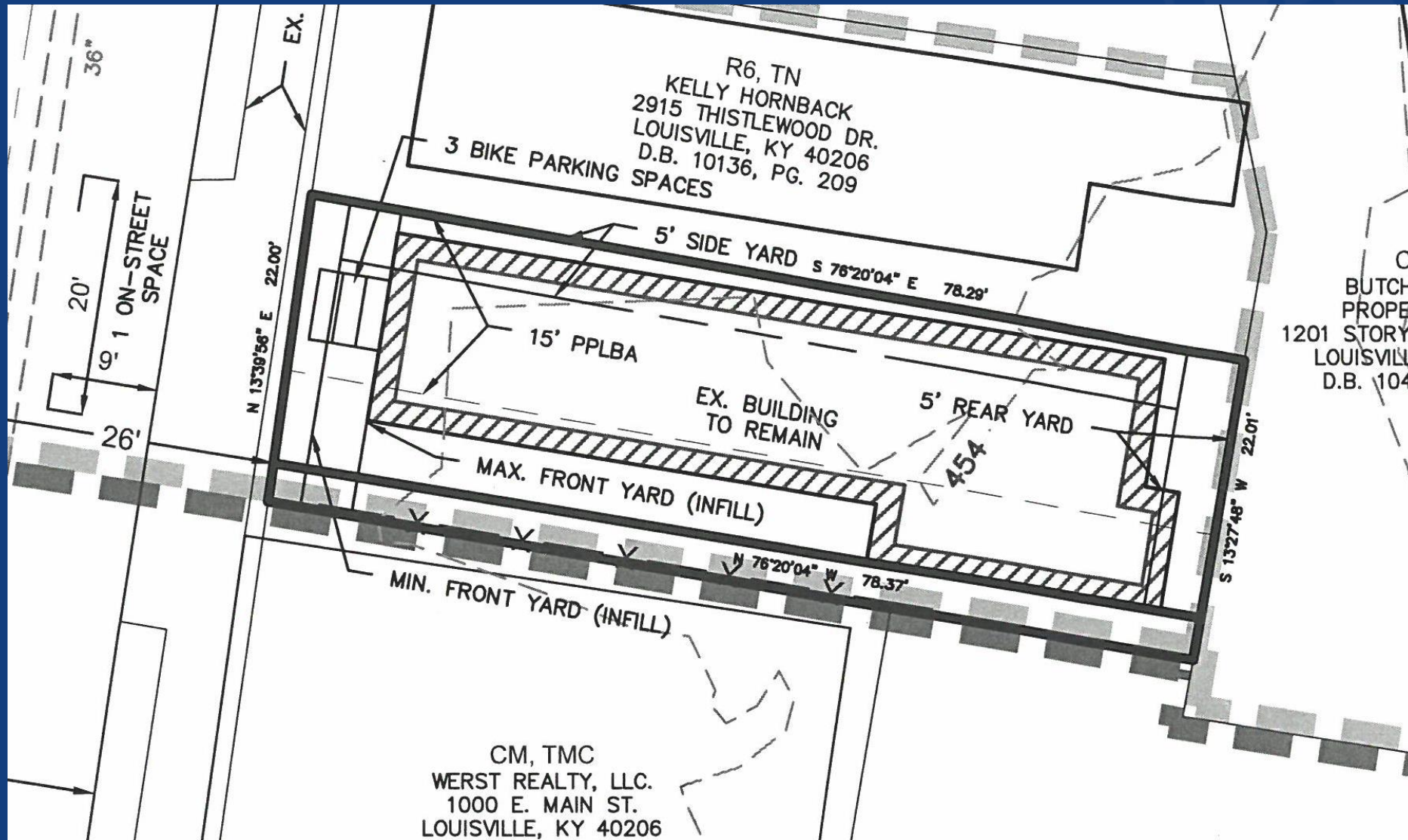


CASE SUMMARY

- Site currently developed with single-family residence
- Structure to be preserved
- No external changes proposed
- Street parking



DEVELOPMENT PLAN



SITE PHOTOS – SUBJECT PROPERTY



SITE PHOTOS – ADJACENT PROPERTY

Non-residential and
residential to north



Non-residential to south



SITE PHOTOS – ADJACENT PROPERTY

Parking lot across N
Wenzel Street



Intersection of N Wenzel
and E Washington



PUBLIC MEETINGS

- Neighborhood Meeting on March 29, 2023
- LD&T Meeting on April 27, 2023
- Planning Commission Public Hearing on June 1, 2023
 - Motion to recommend approval of the change in zoning from R-6 to C-2 passed by a vote of 7-0.

