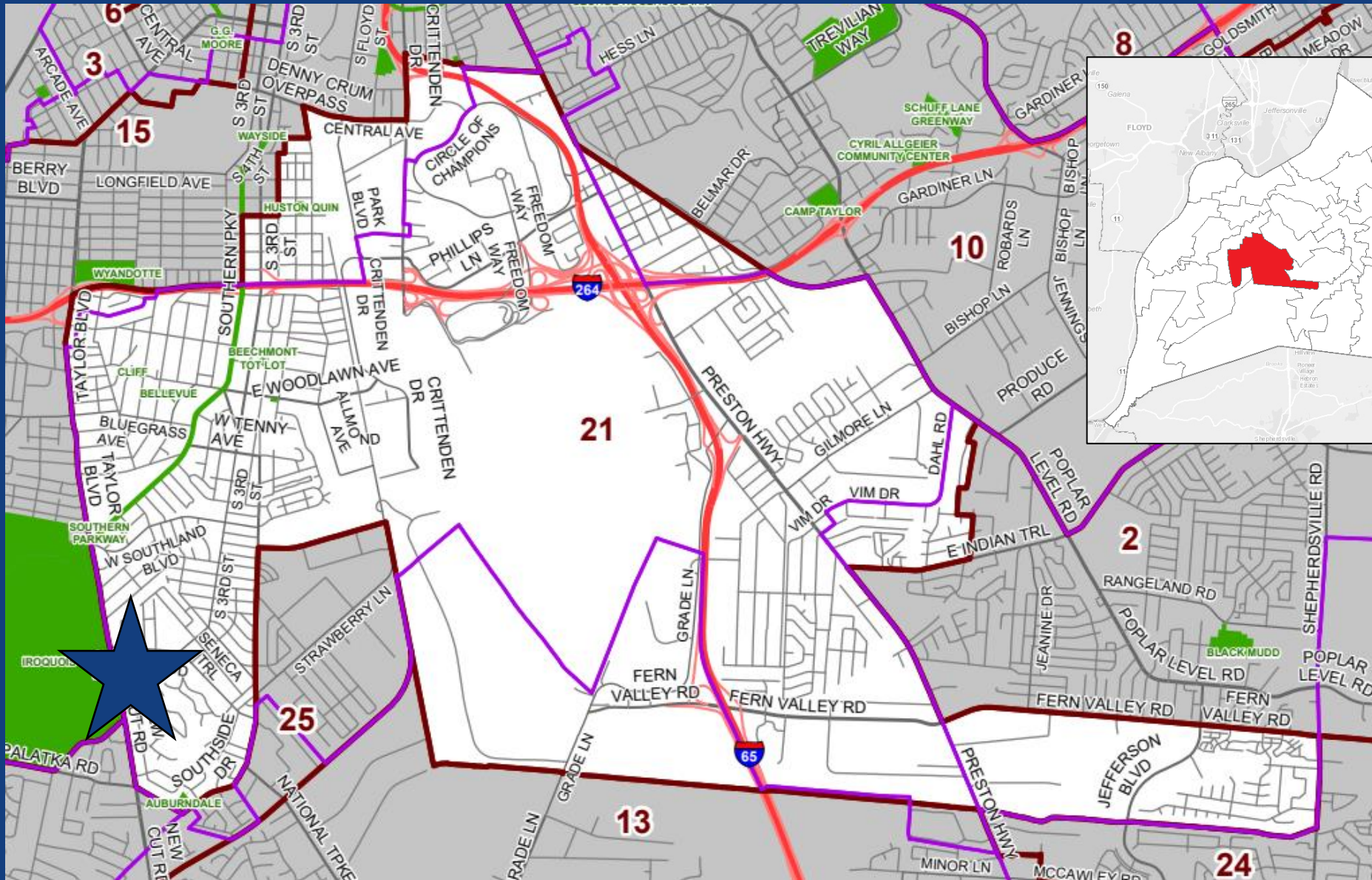


# **23-ZONE-0041**

## **5323 New Cut Rd**

**Planning & Zoning Committee**  
August 15, 2023





5323 New Cut Road  
District 21 – Betsy Ruhe

23-ZONE-0041

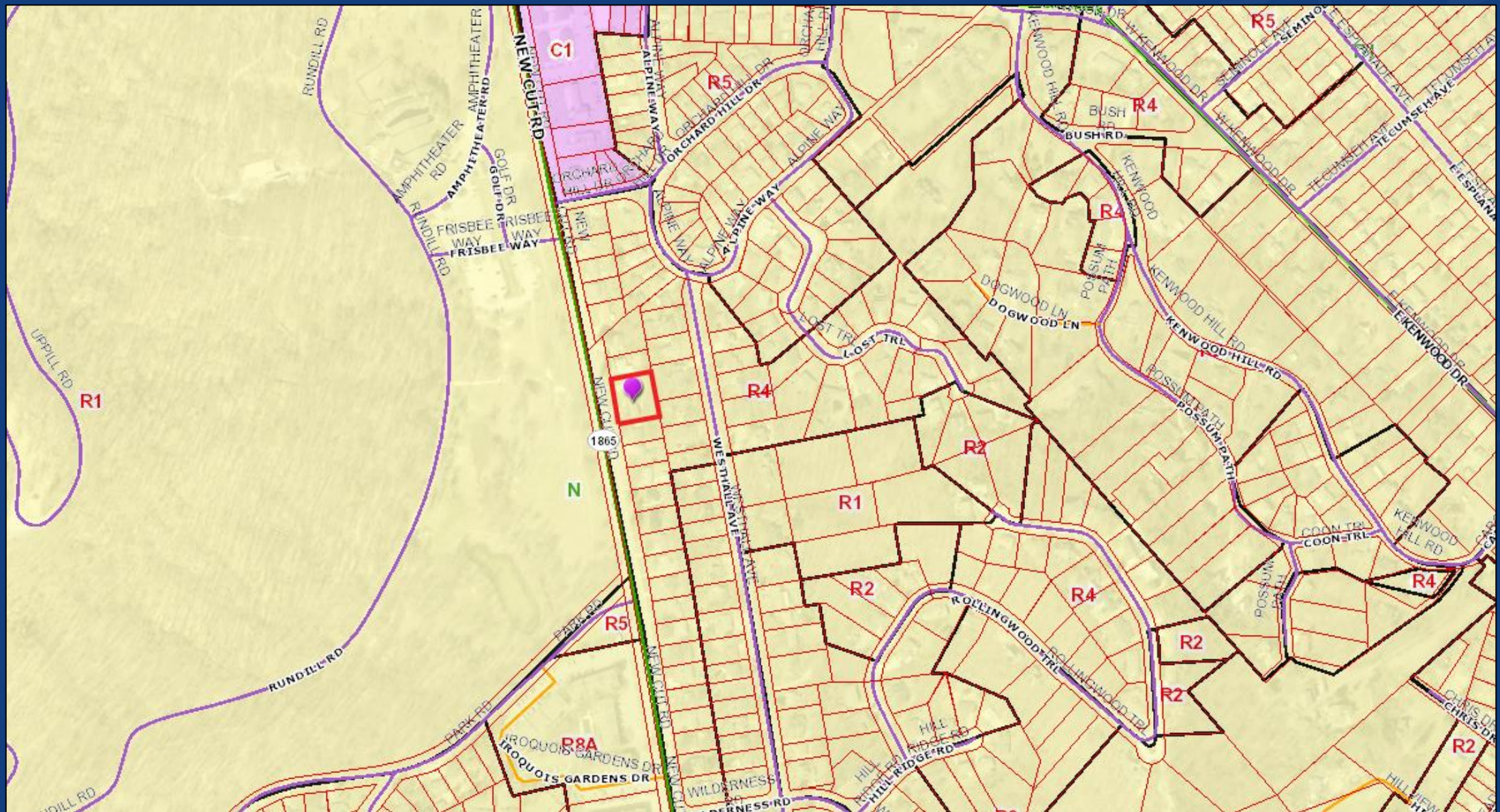




Existing: Residential  
Proposed: Residential

23-ZONE-0041





Existing: R-4/N  
Proposed: R-6/N

23-ZONE-0041

# REQUESTS

- Change-in-Zoning from R-4 Single-Family Residential to R-6 Multi-Family Residential
- Waiver of Land Development Code Section 10.2.4 to permit proposed pavement and existing structure to encroach into the 20-foot Property Perimeter Property along the northern and southern property lines.
- District Development Plan with Binding Elements



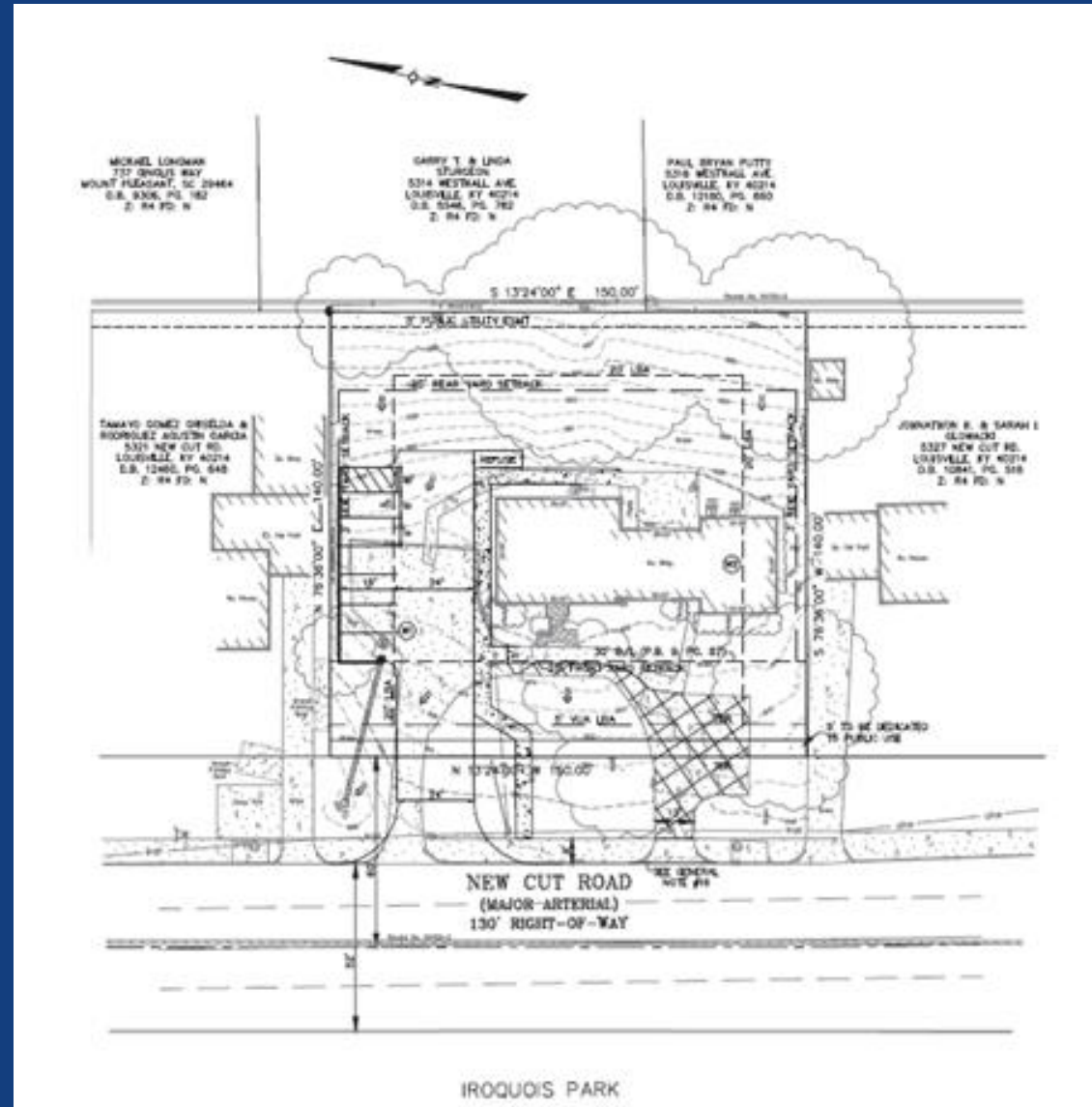


# CASE SUMMARY

- Proposal to convert existing structure to 4 dwelling units.
- The subject site was rezoned from R-5 to R-4 by the Kenwood Hill Areawide Rezoning under docket 9-13-06.
- Removing one vehicular access point to New Cut Rd and creating pedestrian connection.



# DEVELOPMENT PLAN



23-ZONE-0041



# SITE PHOTOS – SUBJECT PROPERTY



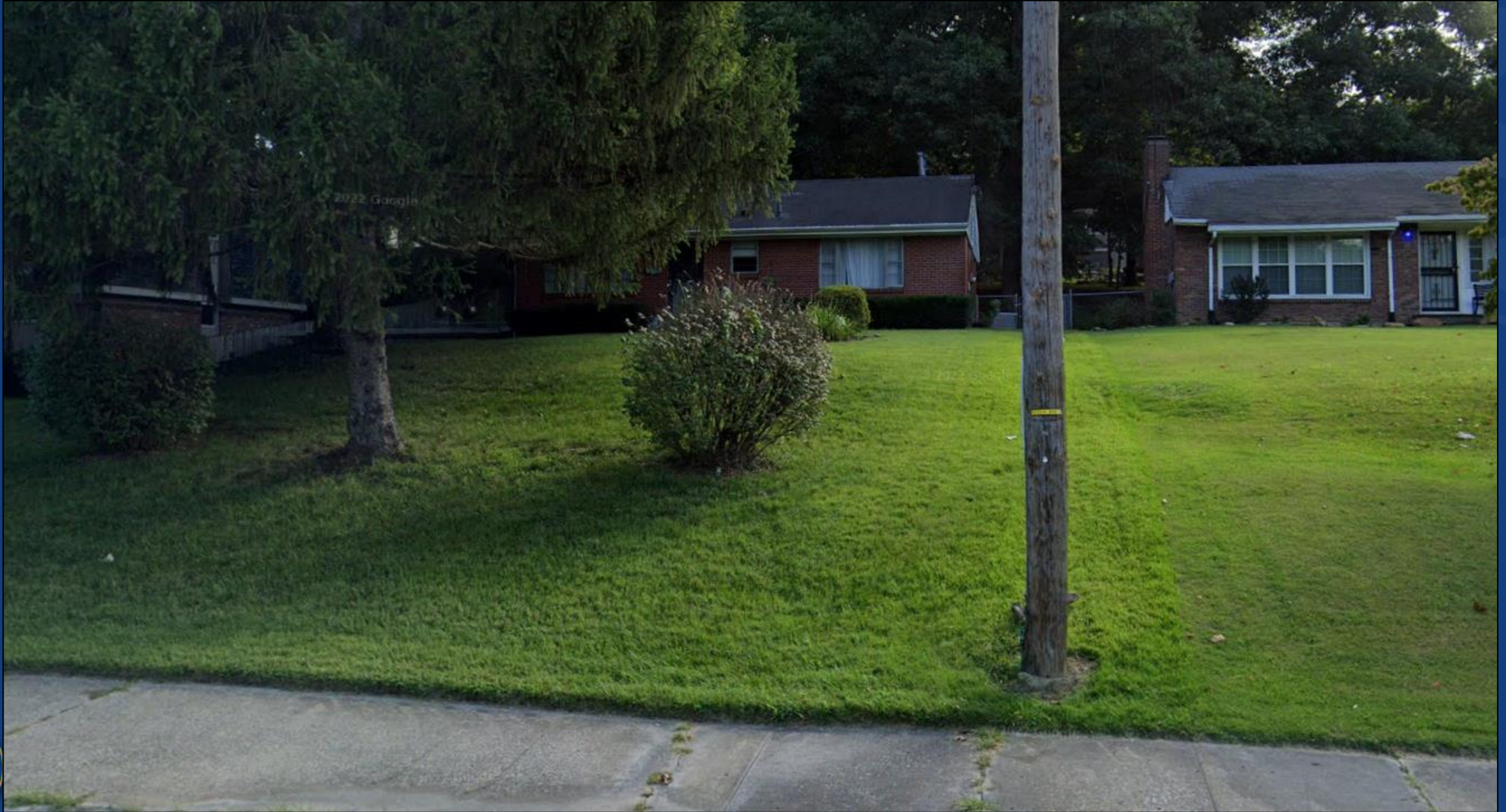


# SITE PHOTOS – ADJACENT PROPERTY





# SITE PHOTOS – ADJACENT PROPERTY





# SITE PHOTOS – ADJACENT PROPERTY



# PUBLIC MEETINGS

- Neighborhood Meeting on February 8, 2023
- LD&T Meeting on June 8, 2023
- Planning Commission Public Hearing on July 20, 2023
  - Motion to recommend approval of the change in zoning from R-4 to R-6 passed by a vote of 4-1.

