

709 & 711 Pendleton Street Rezoning

REZ #2024-00001

Planning Commission

June 4, 2024





Subject Site and Context

Zoned CL and surrounded by residential and non-residential uses





Proposal

Applicants request to rezone units 709 and 711 from CL with proffer to CL. The remaining units would still be subject to the proffer.

Proffer limits use of the subject property to offices

Uses permitted at the subject properties would be those permitted in the CL zone either by-right, with administrative special use permit (SUP) approval, or full-hearing SUP approval



Neighborhood concerns

- Trash/litter
- Parking
- Traffic
- Lack of off-street loading/unloading space
- Narrowness/obstruction of adjacent public alley



Staff recommends approval

Caphe Bahn Mi/ Wild Lilac Salon

407 & 413 Cameron Street

- CD Zone
- ~3,000 square feet of restaurant and other non-residential uses
- No off-street parking or loading spaces
- Directly adjacent to residential



Docket Item #4



Hawwi Ethiopian Restaurant

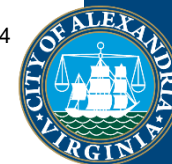
1125 Queen Street

- CL Zone
- ~1,800 square feet of restaurant use
- No alley access or off-street parking/loading spaces



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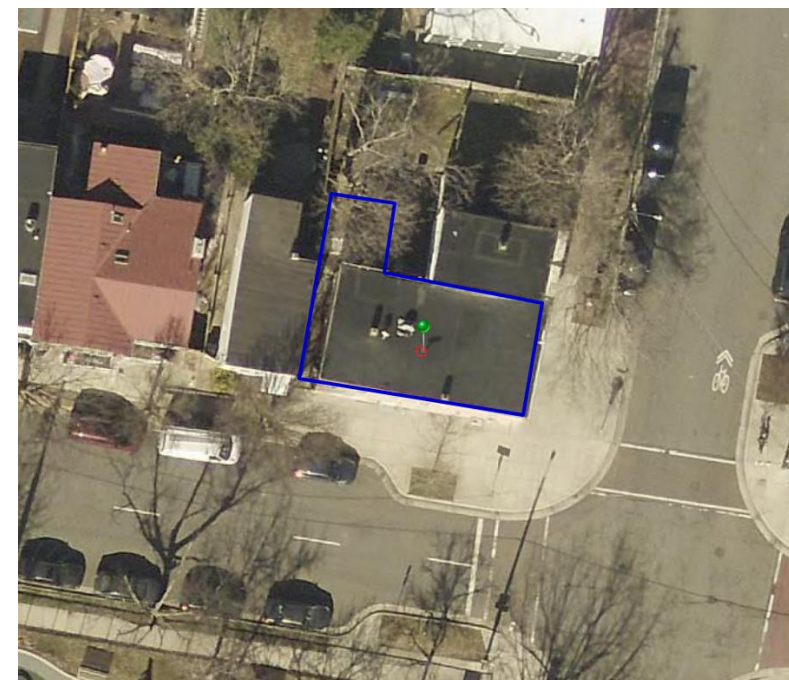




Heads Up Barber Shop

300 North Fayette Street

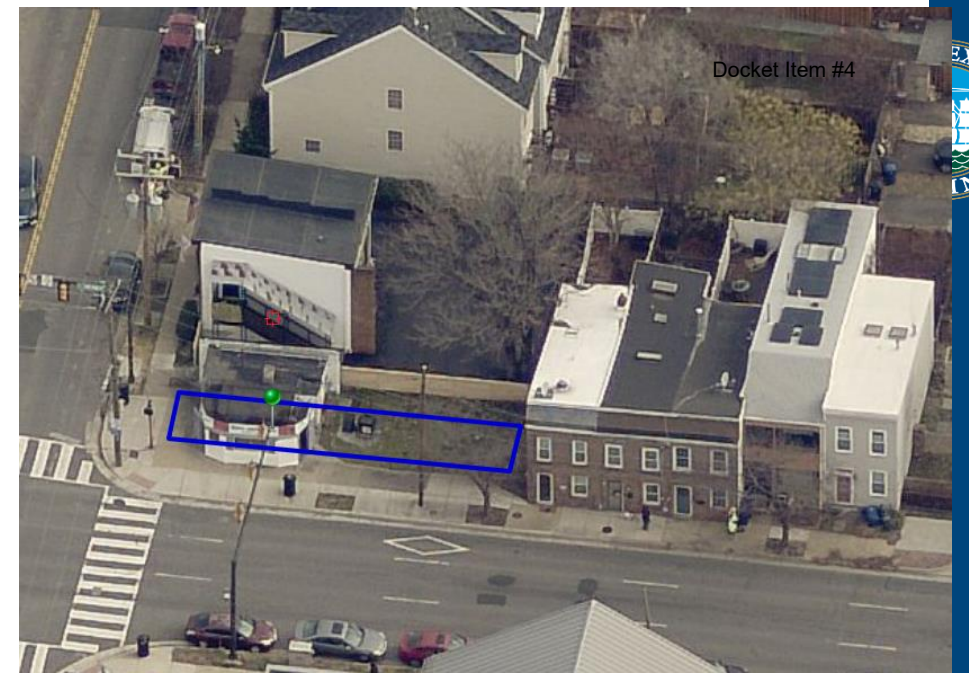
- CL Zone
- ~1,200 square feet of non-residential use
- No alley access or off-street parking/loading spaces



Blue and White

1024/1026 Wythe Street

- CSL Zone
- ~450 square feet of restaurant use
- No alley access or off-street parking/loading spaces

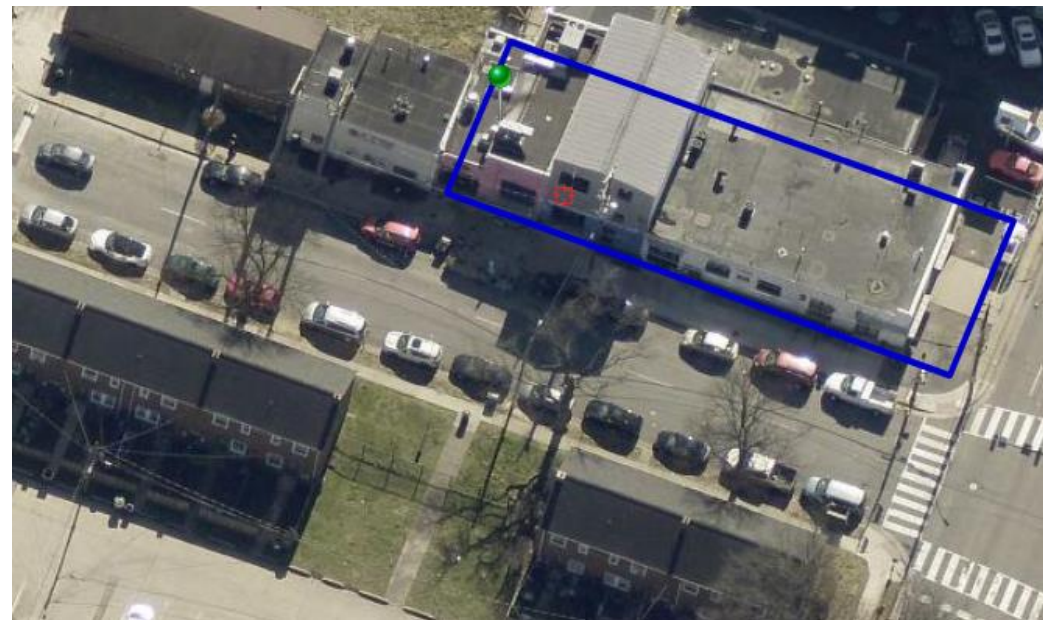




Chop Shop Taco/Madison Street Tattoo

1008-1012 Madison Street

- CSL Zone
- Approximately 1,150 square feet of restaurant use and approximately 2,230 of other non-residential use
- No alley access or off-street parking/loading spaces



Old Towne School for Dogs

529 Oronoco Street

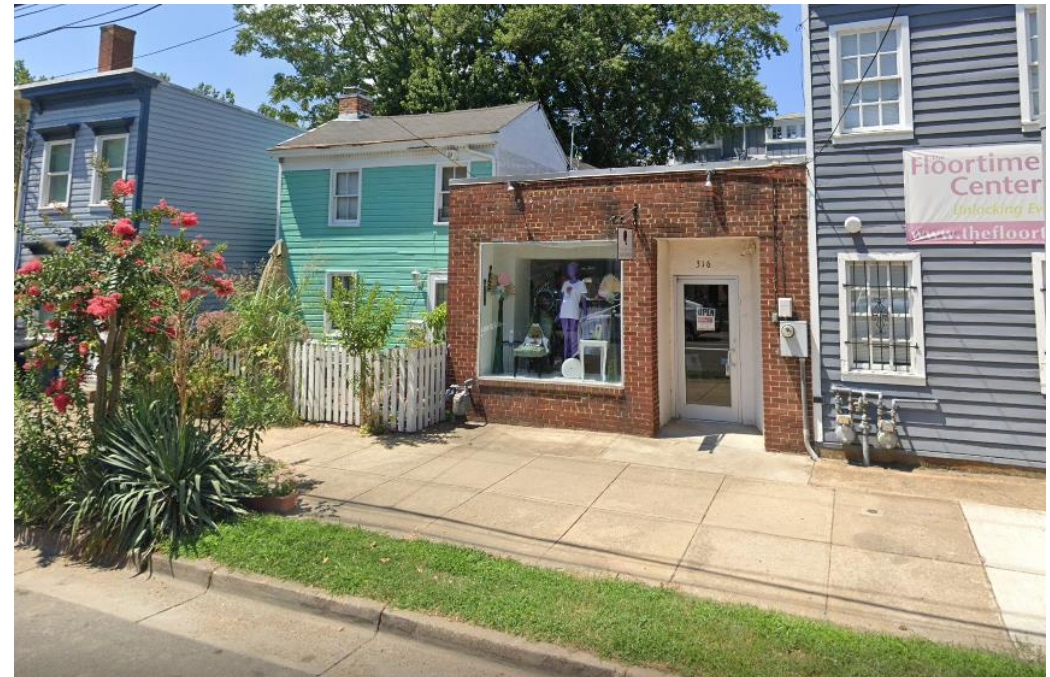
- CL Zone
- ~4,080 square feet of non-residential use
- No off-street parking or loading spaces



Not Just Hair/ Hands Body Soul

316 North Henry Street

- CL Zone
- ~1,600 square feet of non-residential use
- No alley access, off-street parking/loading spaces



Floortime Center

318 North Henry Street

- CL Zone
- ~2,890 square feet of non-residential use
- No alley access or off-street parking/loading spaces

