

# **PUBLIC PRESENTATION:**

## **Plan Amendment 300-32-2**

To re-designate land at 1174 Coverdale Rd from CU (Community Use) to C (Commercial).

To permit a re-zoning to accommodate a residential home with rentable space in the basement for small gatherings, meetings, social clubs and senior's groups, as well as small scale retail associated with the gathering space in the basement.



**APPLICANT:** Stephanie Hunter-Ing

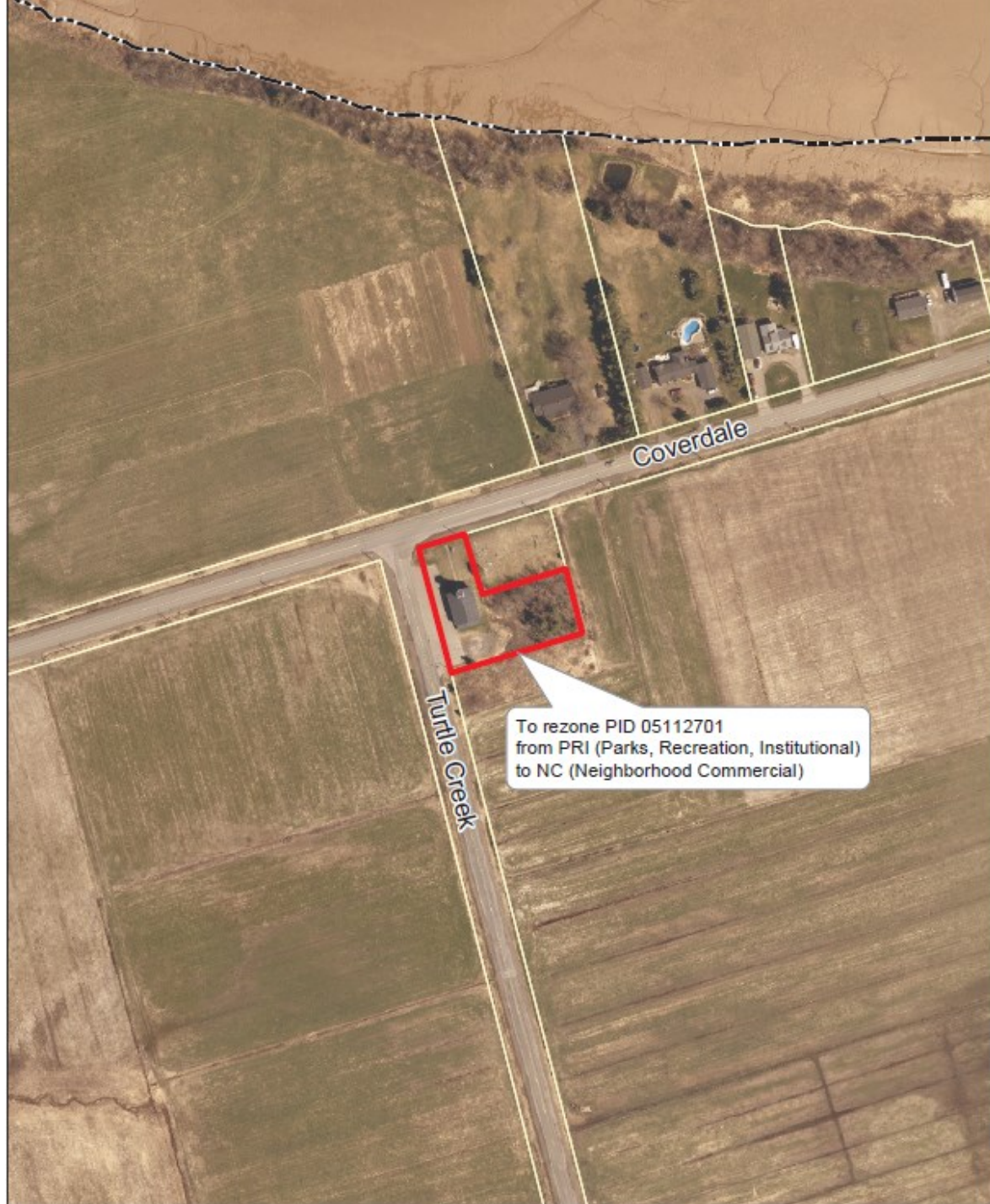
**Date:** February 26, 2018

Context Map

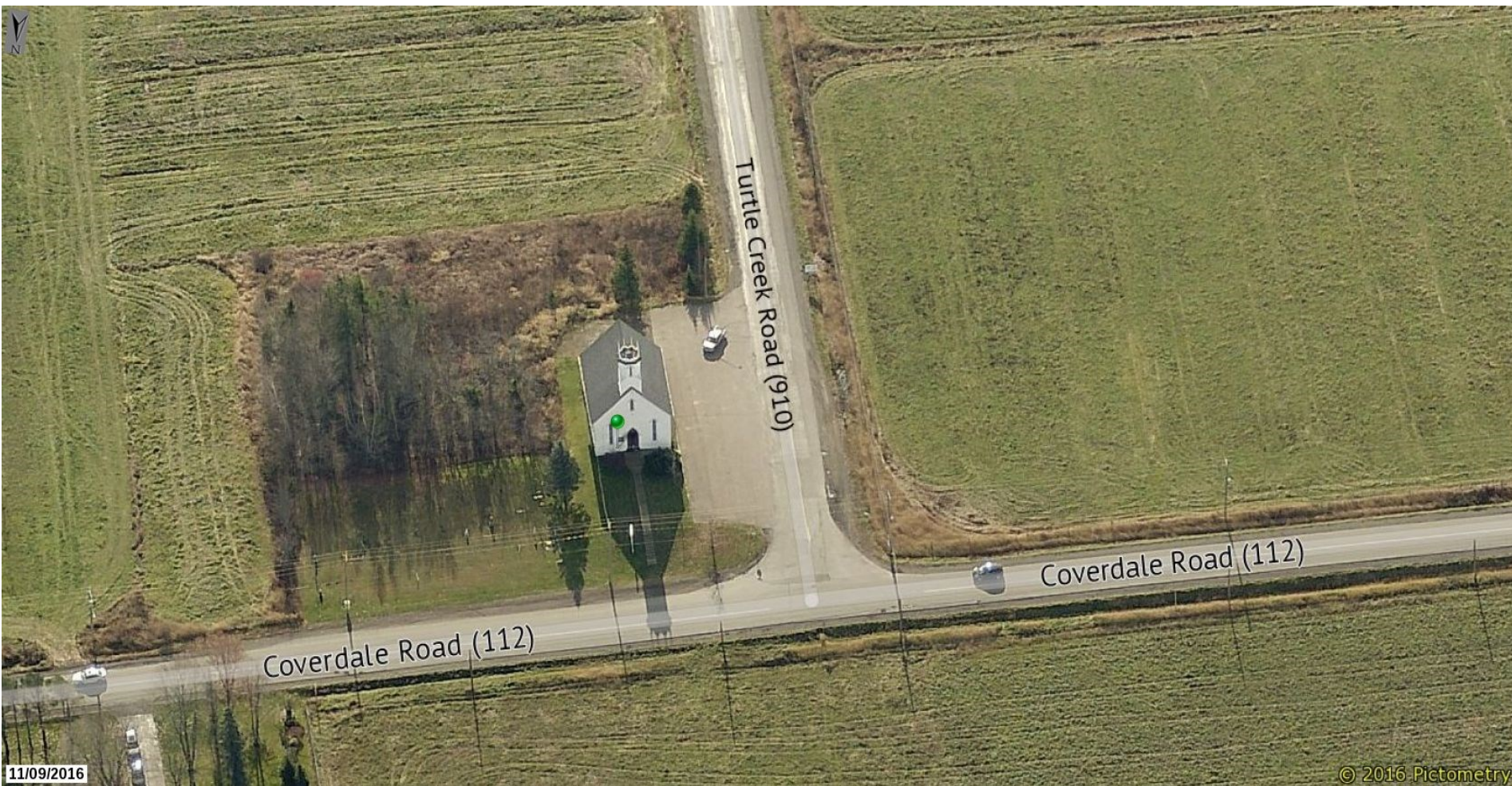




# Aerial Location Map







Currently the lot holds a vacant church.

The land and the church have recently been purchased.

- Renovate the inside to create a living space on the main floor.
- Use the basement as rentable space for things like small gatherings, meetings, social clubs and senior's groups



Proposed new uses:

- A residential home
- Small-scale retail
- Entertainment

Proposed Zone:

The NC Zone with entertainment as a secondary use (within a maximum of 40% of the gross floor area)













# Recommendation

The rezoning, if approved, should be subject to a conditional zoning agreement, including but not limited to:

- 1) That full floor plans for both floors be submitted as part of the application for a building and development permit; and
- 2) That entertainment uses be permitted in only 40% of the gross floor area of the building, and the area should be indicated on the above noted floor plans.



# Questions

