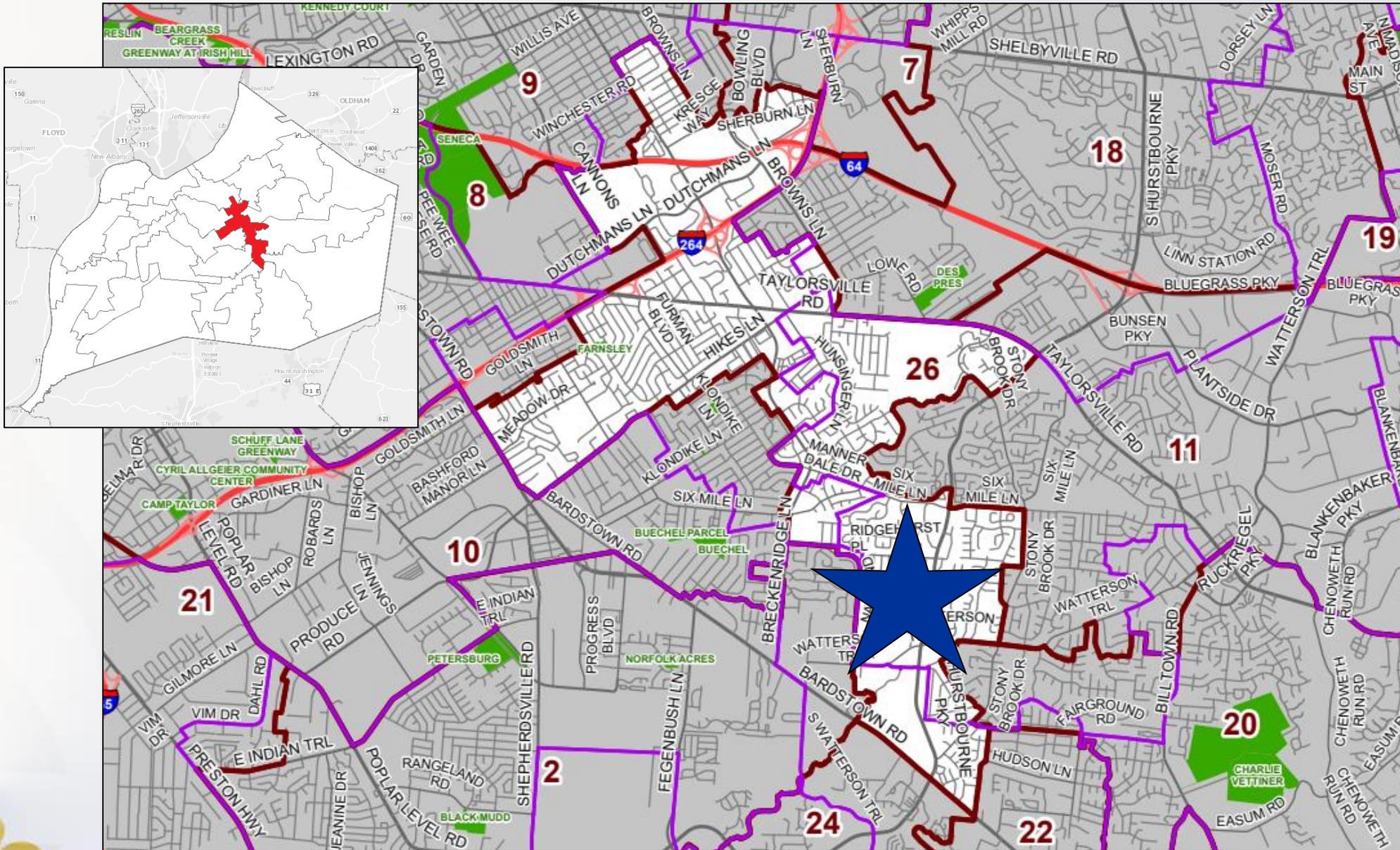


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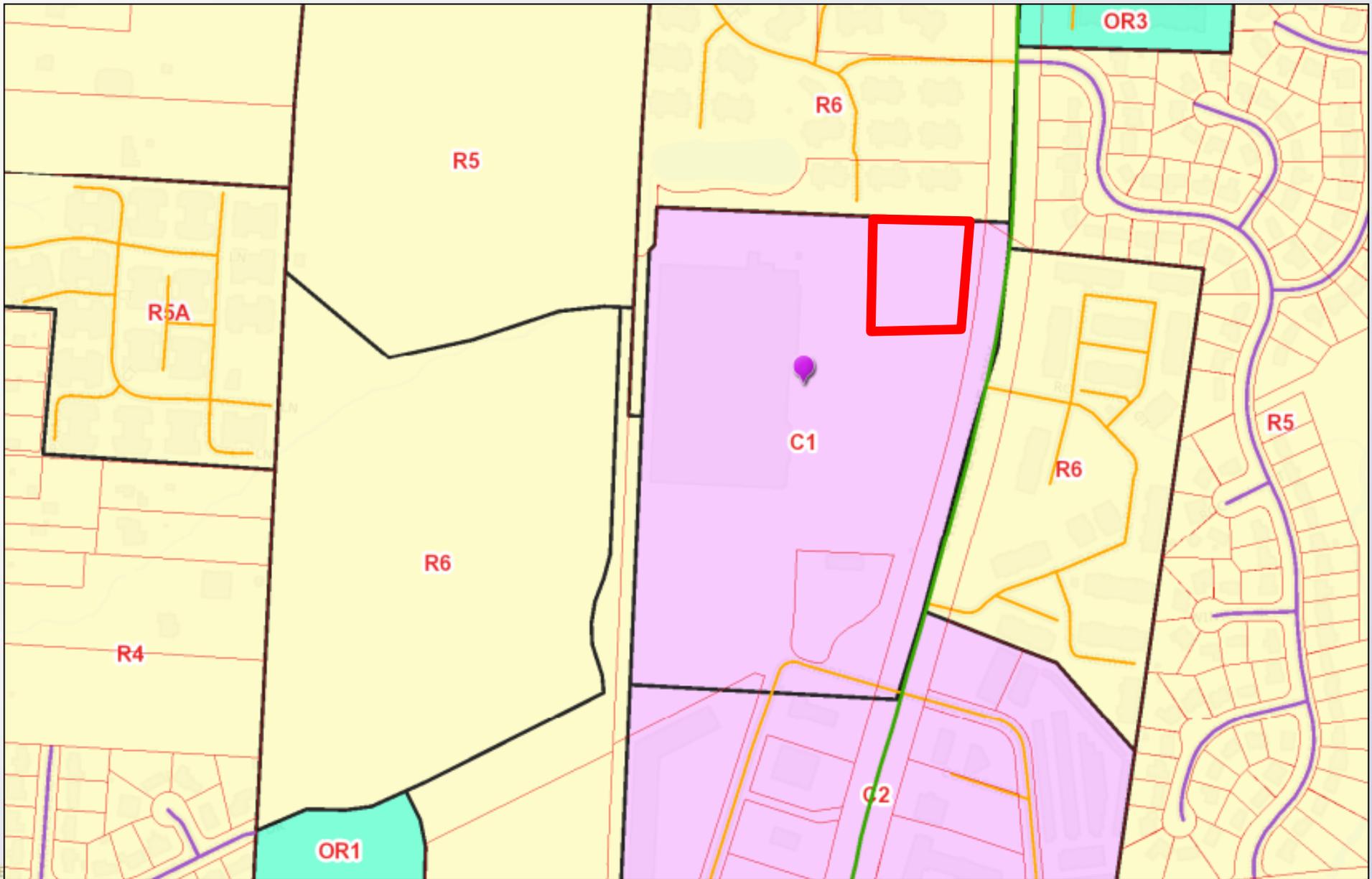
CHRISTIAN BROTHERS AUTOMOTIVE



Planning & Zoning Committee
March 7, 2023







Existing: C-1/SMC
Proposed: C-2/SMC

Requests

- Change-in-Zoning from C-1 to C-2 commercial
- Revised General District Development Plan with Revisions to Binding Elements
- District Development Plan with Binding Elements

Case Summary

- The applicant is proposing to construct an automobile repair facility as a new outlot within an existing Meijer shopping center development.
- The approved General District Development Plan originally approved under docket 9-39-94 as Stony Brook South was amended under 18DEVPLAN1083 and 21-DDP-0045.
- Binding Element #3 from that general plan prohibits automobile repair garages, among other uses within C-2 areas of the general plan.



Public Meetings

- Neighborhood Meeting on 8/22/2022
- LD&T meeting on 1/12/2023
- Planning Commission public hearing on 2/2/2023
 - No one spoke in opposition.
 - Motion to approve the change in zoning from C-1 to C-2 by a vote of 8-0.