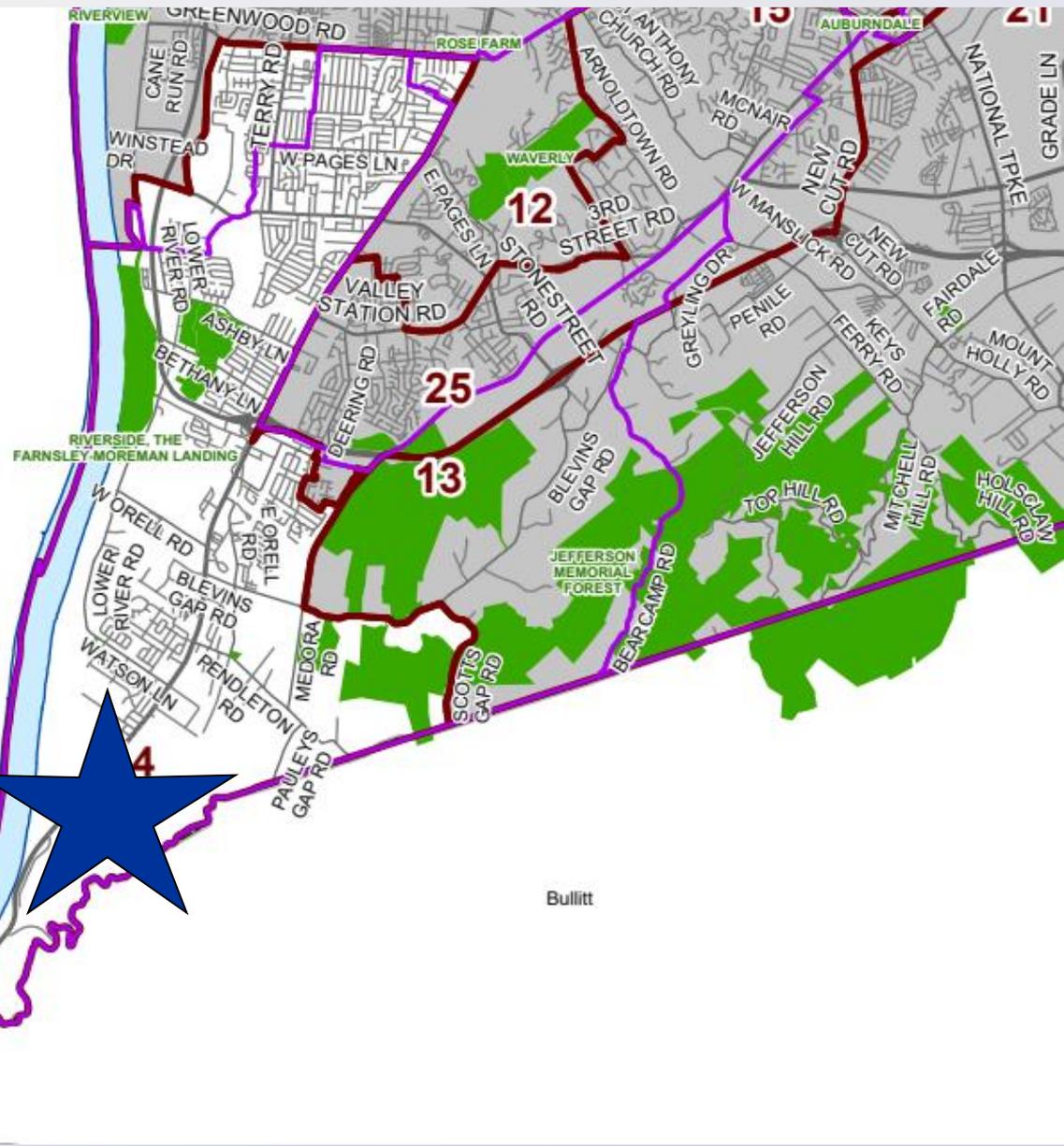
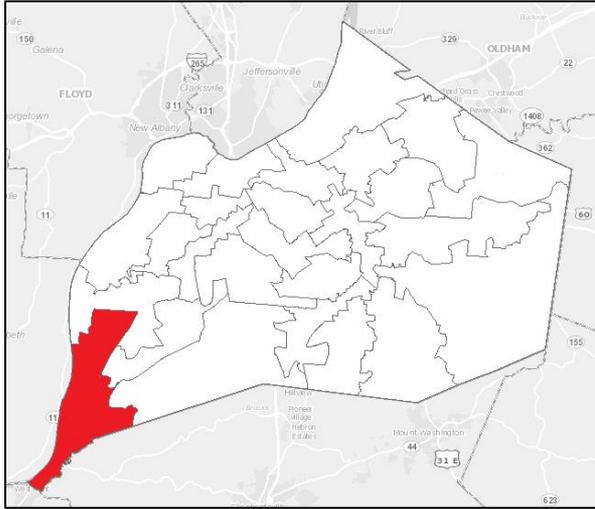


# 22-ZONE-0016

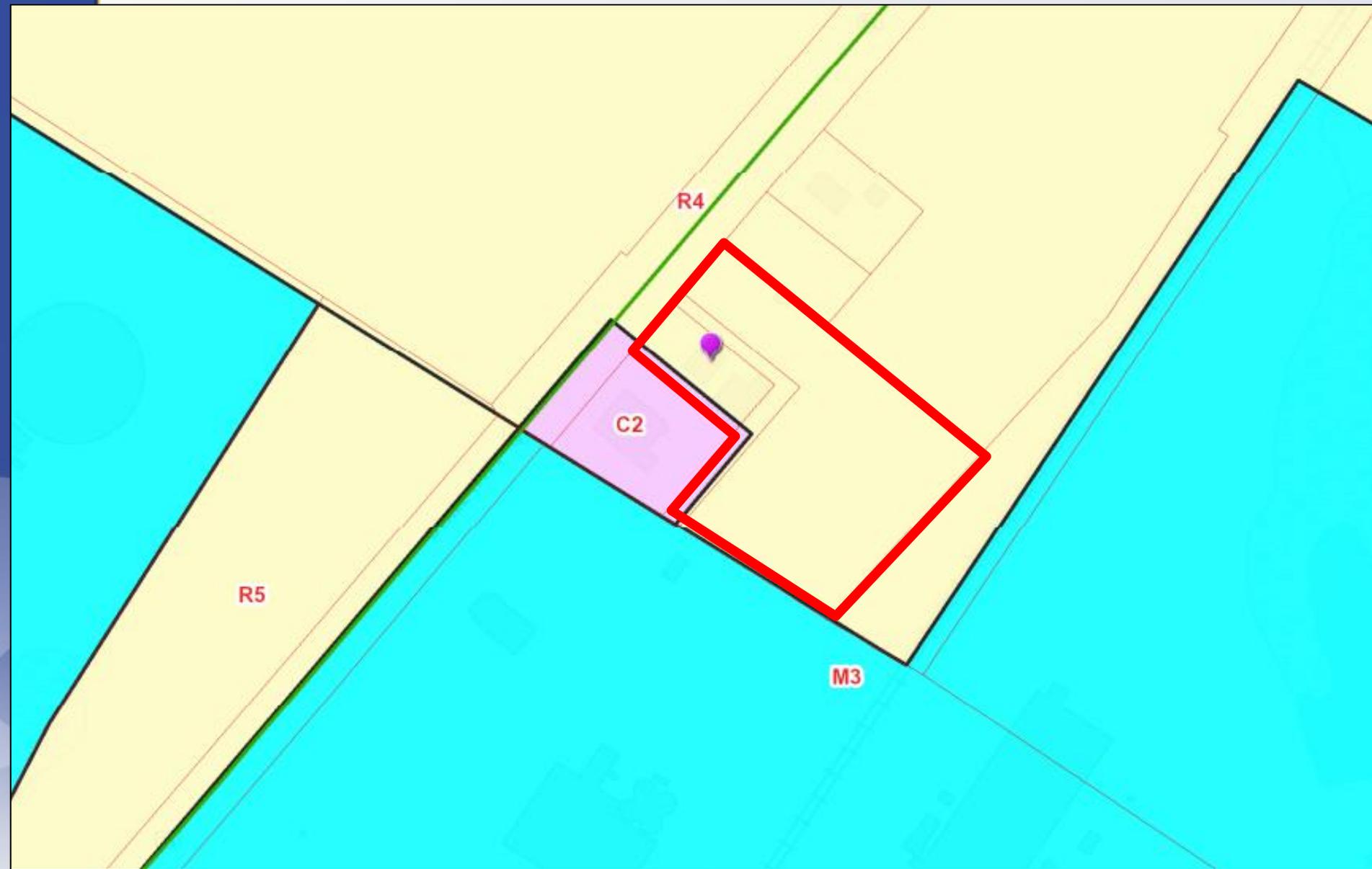
## DOUBLE R TRUCKING



Planning & Zoning Committee  
August 30, 2022







Existing: R-4 & C-2/N  
Proposed: C-2 & M-2/SW

# Requests

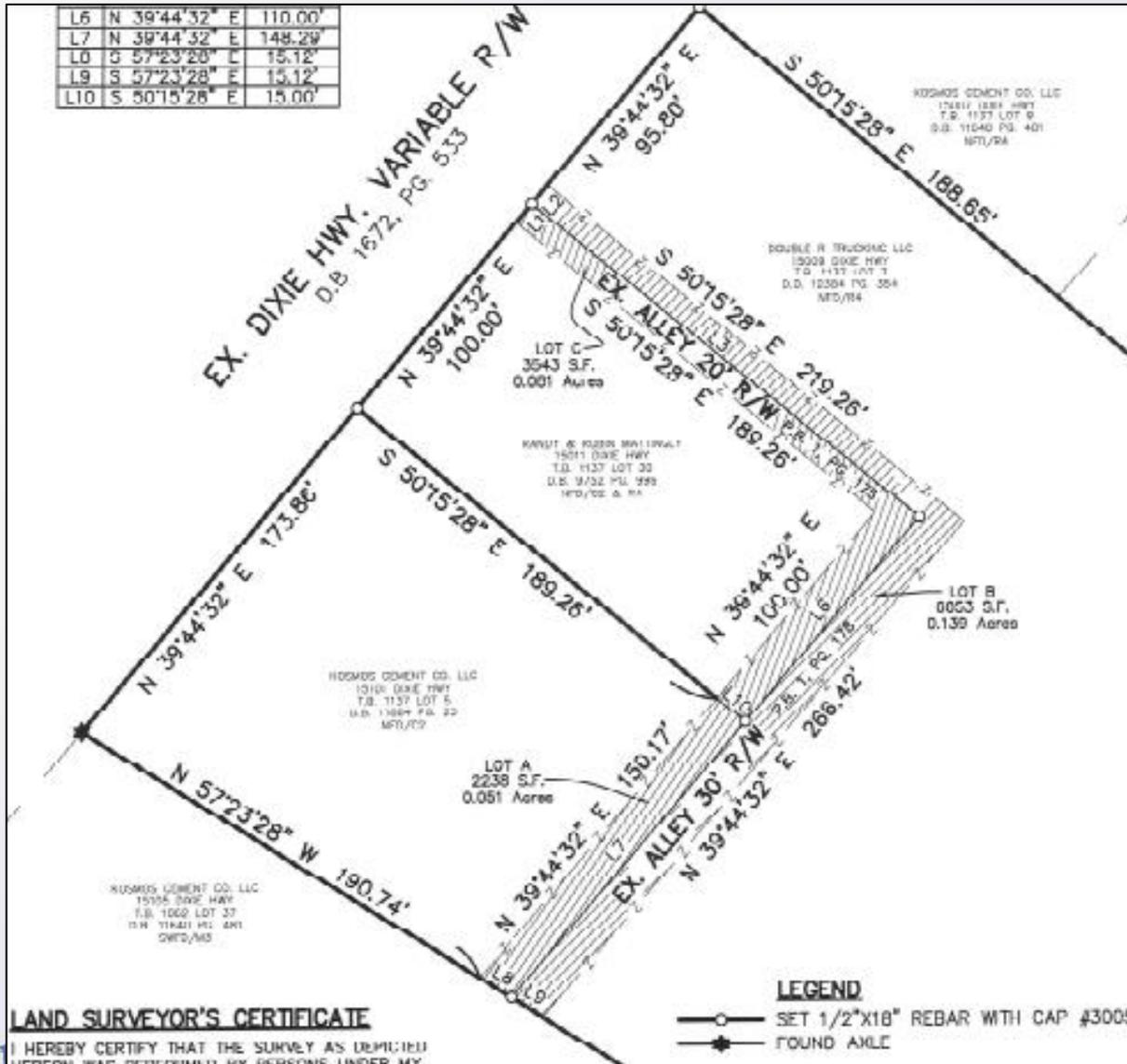
- **Change in Form District** from NFD to SWFD
- **Change in Zoning** from R-4 Single Family Residential & C-2 Commercial to C-2 Commercial & M-2 Industrial
- **Waivers:**
  - from 5.5.4.B & 10.2.4 to omit required 50' buffer, plantings & screening between site & 15007 Dixie Hwy (22-WAIVER-0026)
  - from 10.2.4 to omit required LBA, plantings & screening along internal zoning lines (22-WAIVER-0027)
  - from 10.2.4 to omit required 15' LBA, plantings & screening between site & 15101 Dixie Hwy (22-WAIVER-0027)
- **Closure of Public Right-of-Way** (22-STRCLOSURE-0006)
- **Detailed District Development Plan** with Binding Elements

# Case Summary

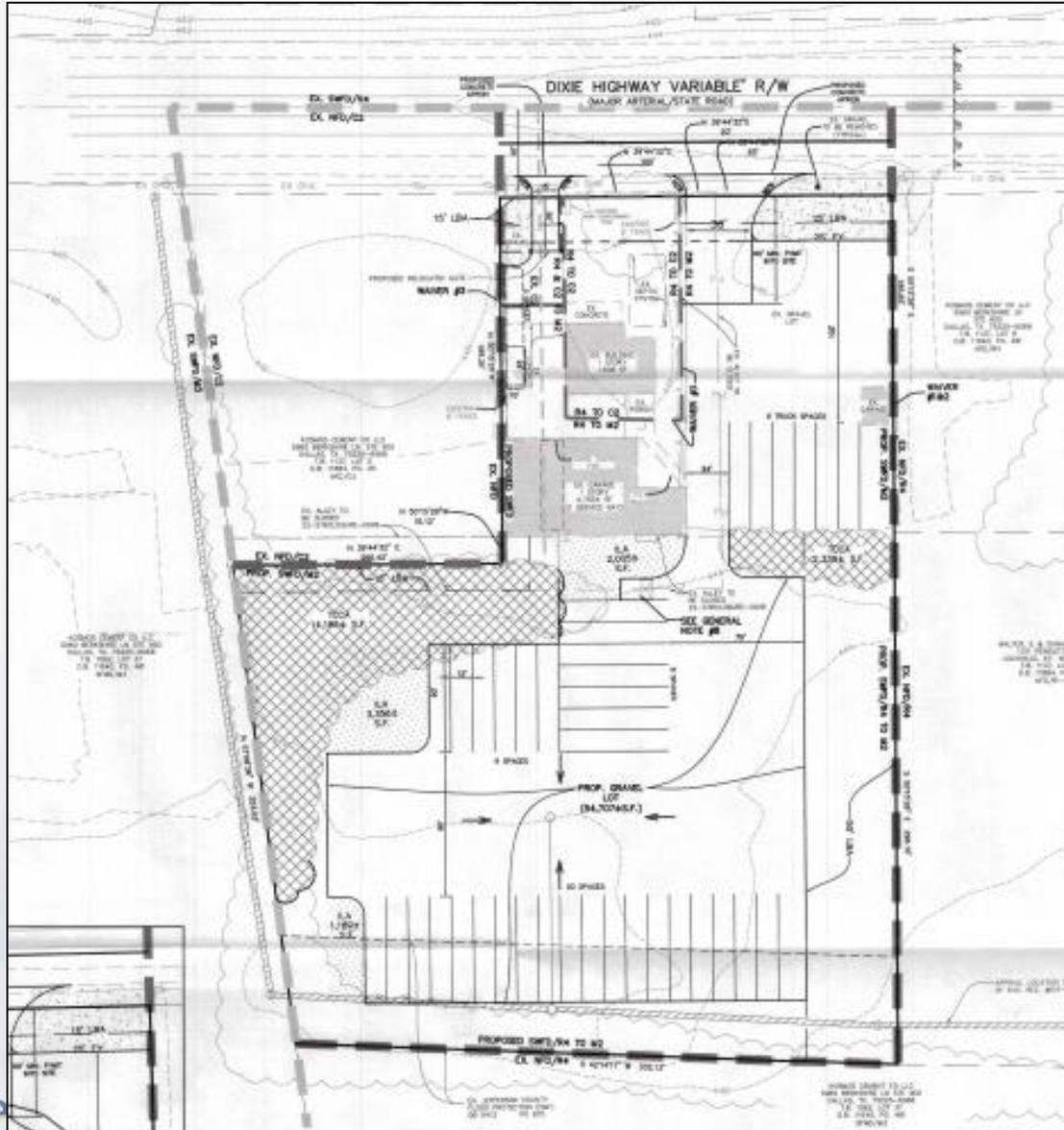
- Site is currently partially developed - residential house, garage for truck repair, and truck parking
- Expansion of truck parking and compliance with LDC
- Alley to be closed is unimproved and does not provide sole access to any lot
- Requested C-2 around existing residence to allow continued residential + office use
- Zoning enforcement case ENF-ZON-20-000212

# Closure Plat

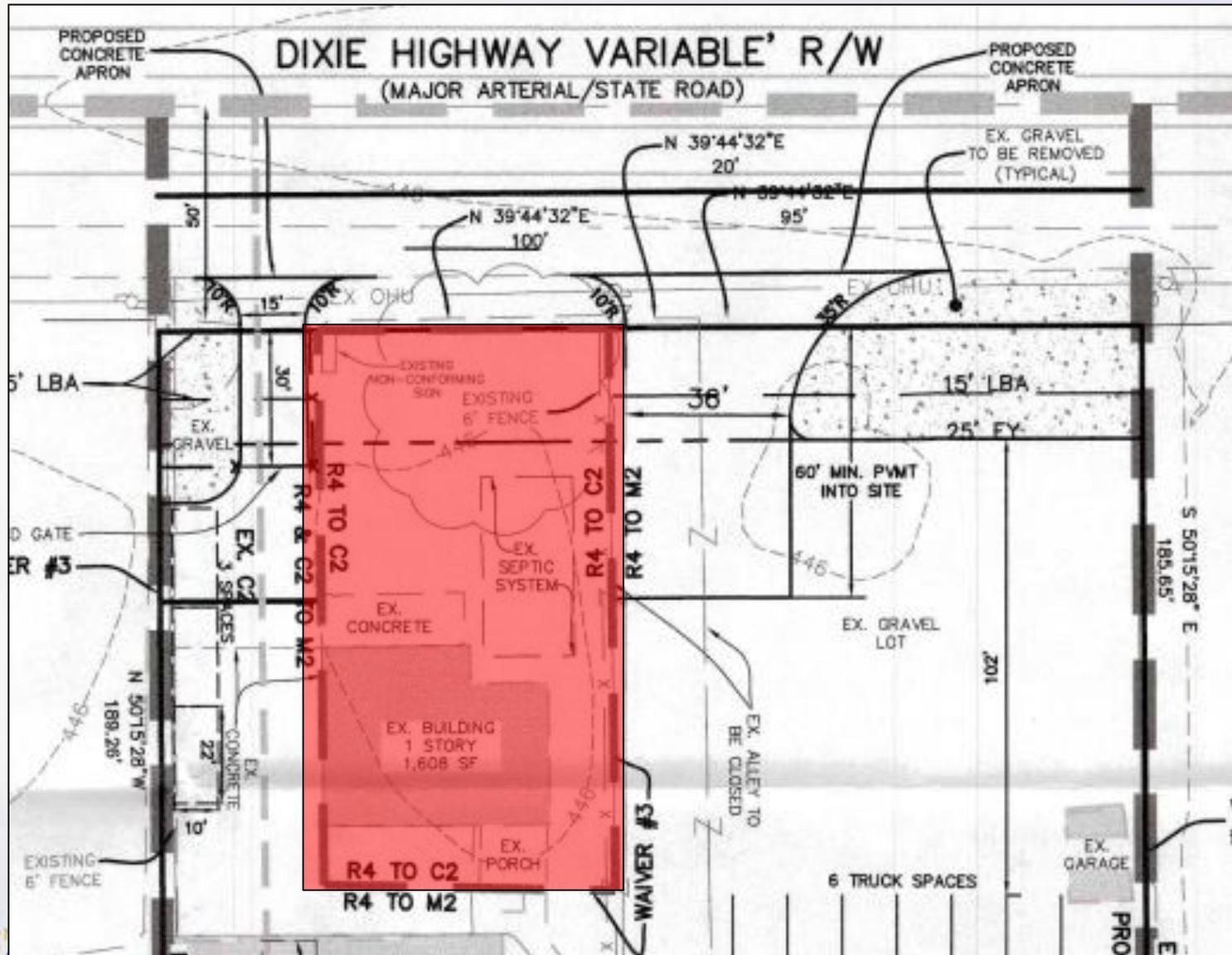
L6	N	39°44'32"	E	110.00'
L7	N	39°44'32"	E	148.29'
L0	S	57°23'28"	E	15.12'
L9	S	57°23'28"	E	15.12'
L10	S	50°15'28"	E	15.00'



# Proposed Site Plan



# Proposed Site Plan



# Public Meetings

- Neighborhood Meeting on 2/2/2022
- LD&T meeting on 7/14/2022
- Planning Commission public hearing on 8/4/2022
  - No one spoke in opposition.
  - Motion to recommend approval of the change in zoning from R-4 & C-2 to C-2 & M-2 by a vote of 6-0.
  - Motion to recommend approval of the change in form district from Neighborhood to Suburban Workplace by a vote of 6-0.