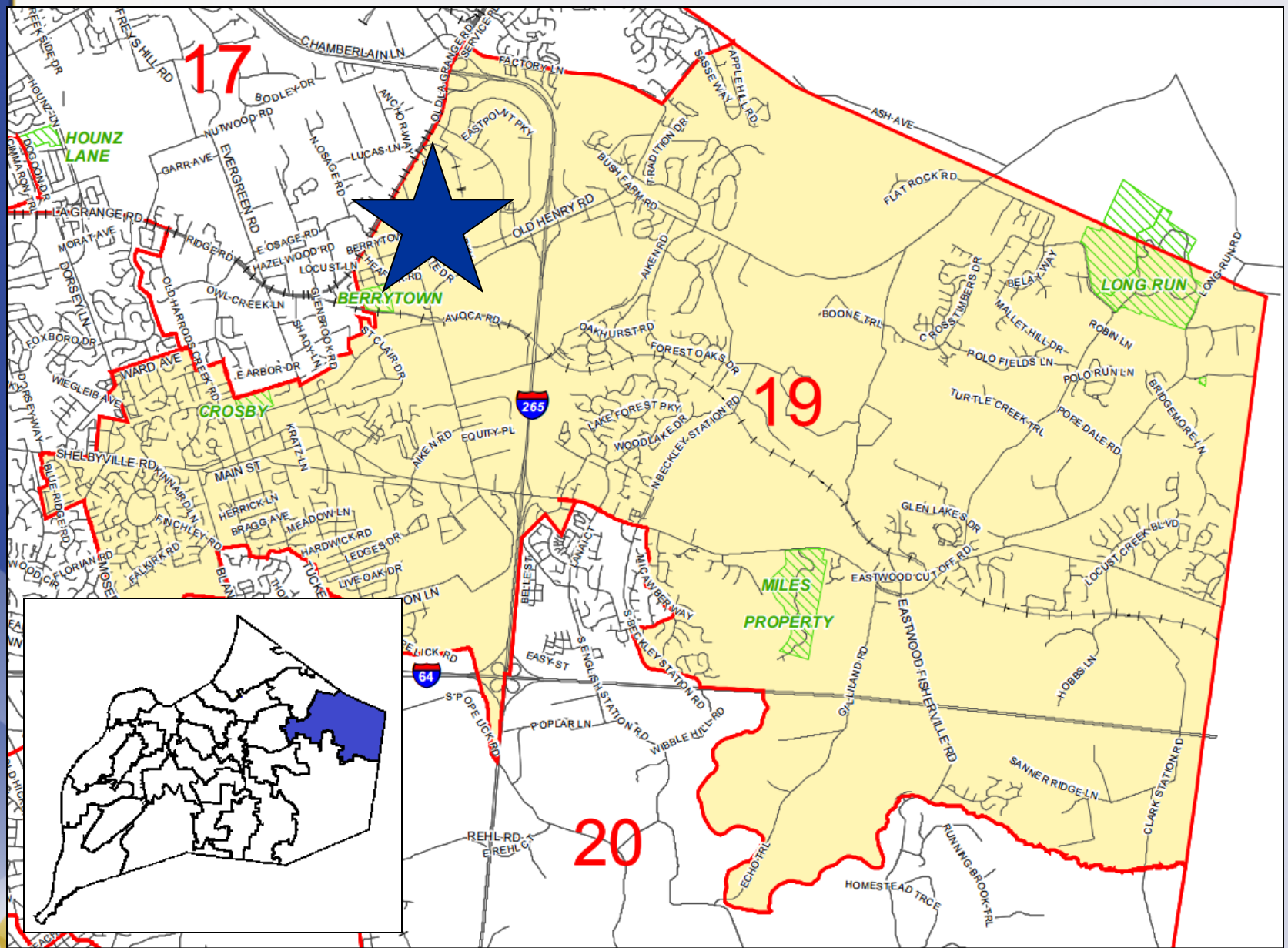


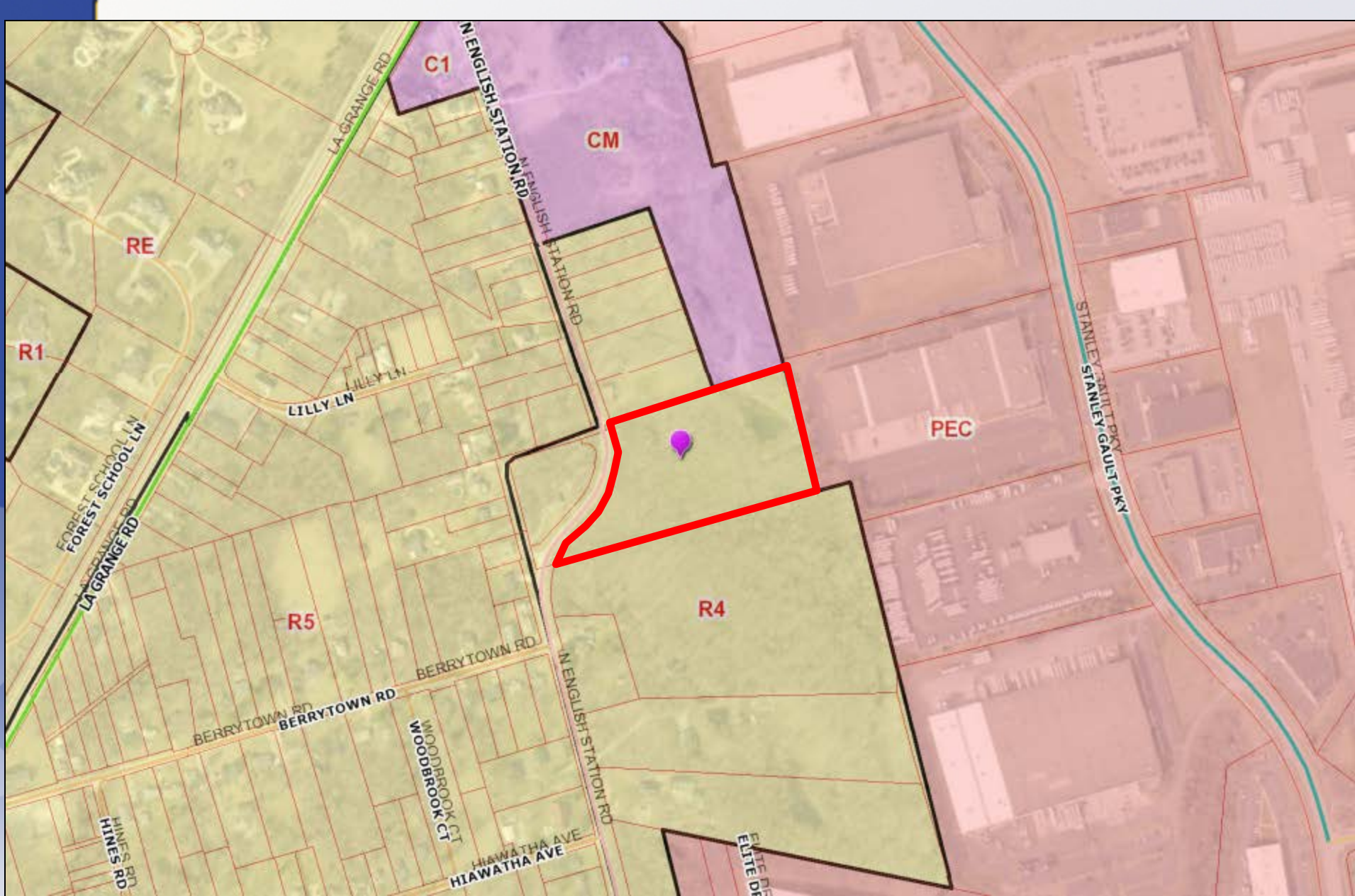
**18ZONE1057**

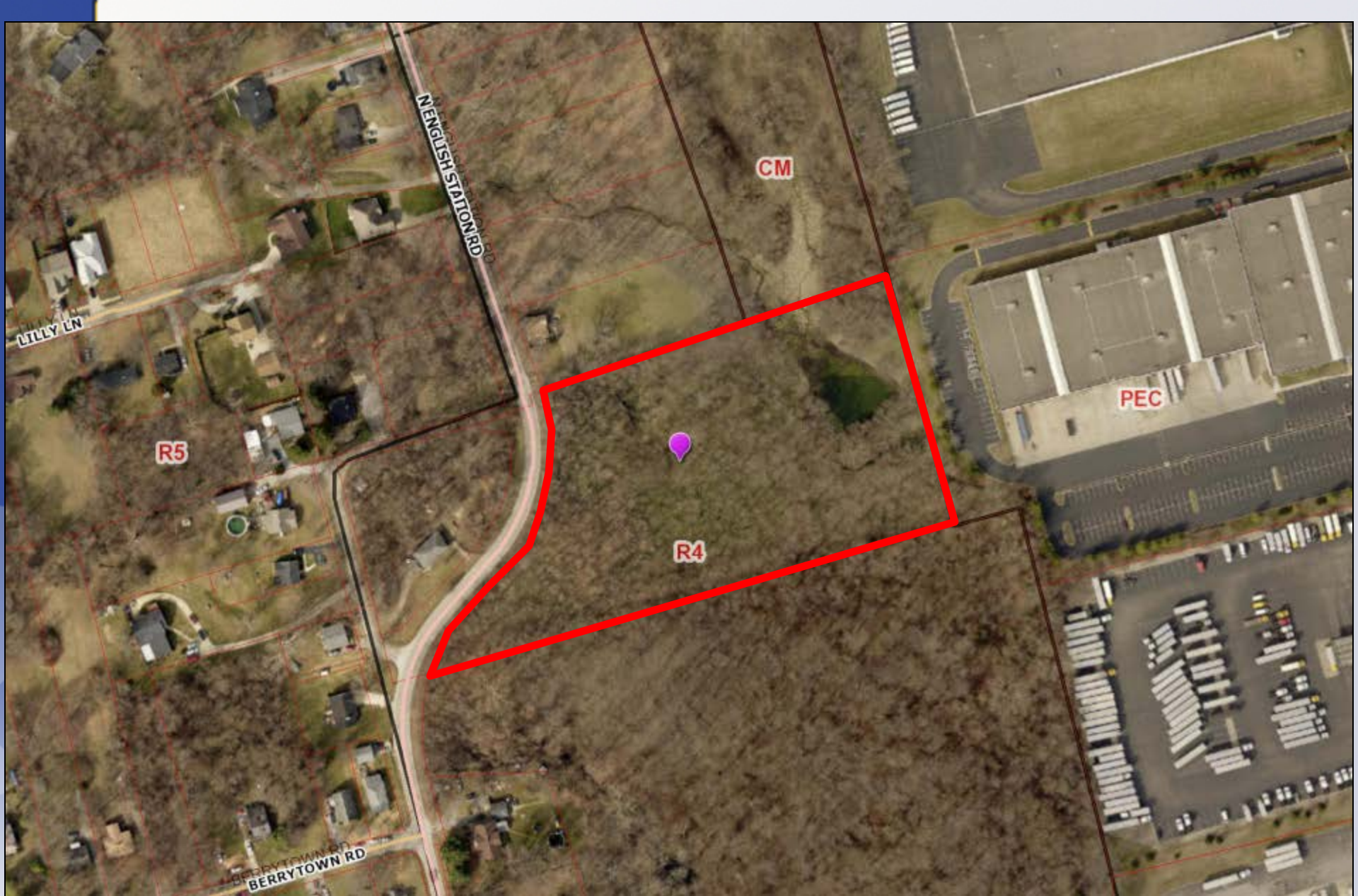
**1701 N. ENGLISH STATION ROAD**



**Planning, Zoning & Annexation Committee  
December 4, 2018**







# Requests

- **Change in Form District** from Neighborhood to Suburban Workplace
- **Change in Zoning** from R-4 Single-family Residential to PEC Planned Employment Center on 5 acres
- **Variance** from Land Development Code Section 5.7.1.B.2 to reduce the transition zone setback from 30' to 15'
- **Detailed District Development Plan**

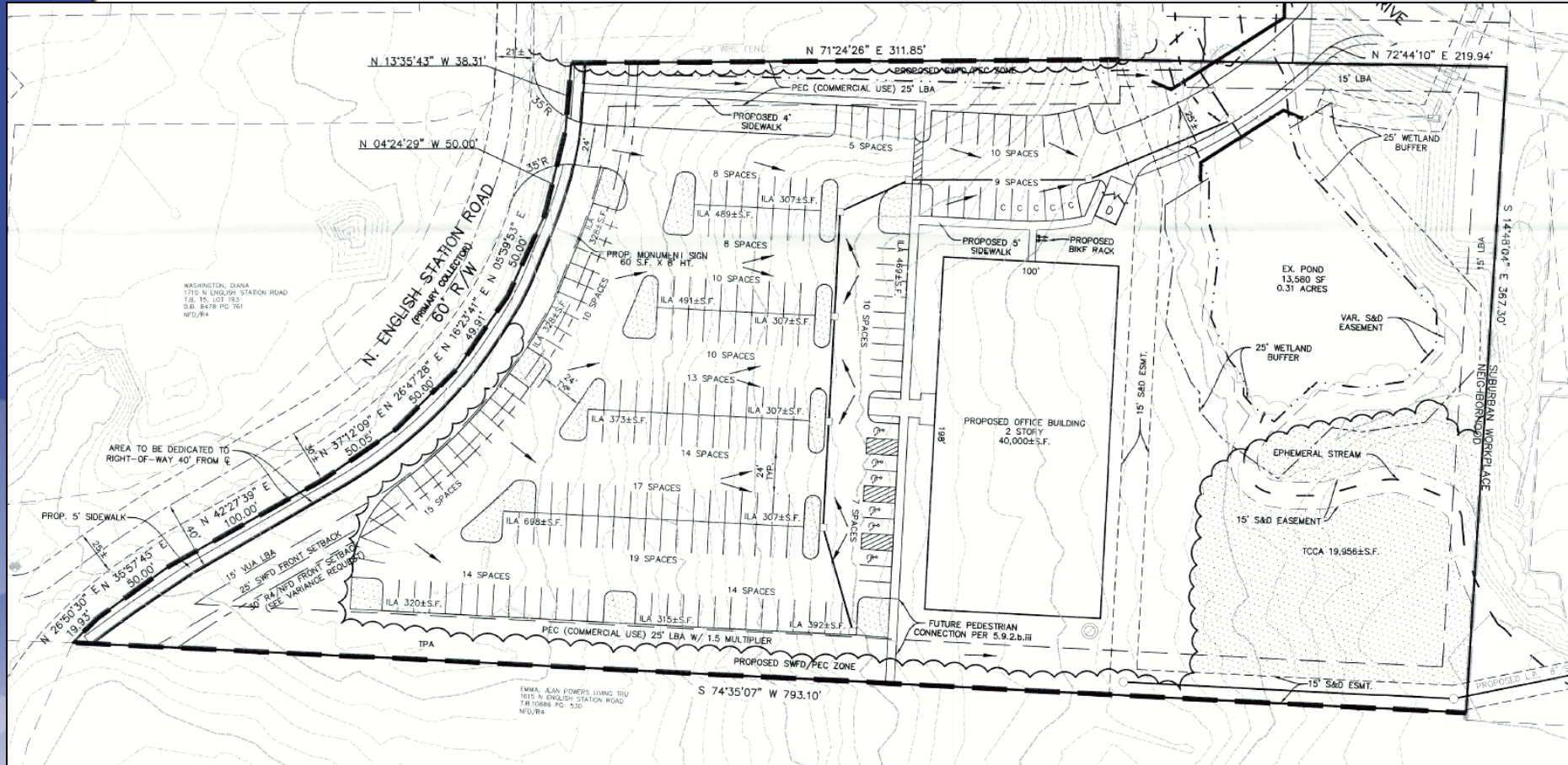
# Case Summary

- Two-story, 40,000 square foot office building
- Proposed use and operator is connected with their adjoining operations through internal drive lanes and pedestrian connection
- Tree canopy, wetland, and an ephemeral stream are preserved at the rear of the subject site.

# Subject Site



# Development Plan





# Rendering



# Public Meetings

- Neighborhood Meeting on 8/1/2018
  - Conducted by the applicant, 6 people attended the meeting
- LD&T meeting on 9/27/2018
- Planning Commission public hearing on 11/1/2018
  - Two people spoke in opposition.
  - The Commission recommended approval of the change in zoning from R-4 to PEC and the change in form district from Neighborhood to Suburban Workplace with a vote of 7-0 (three members were not present).