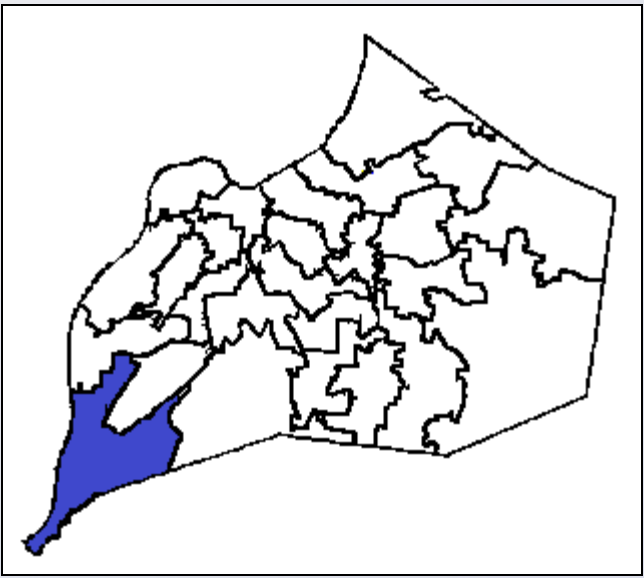
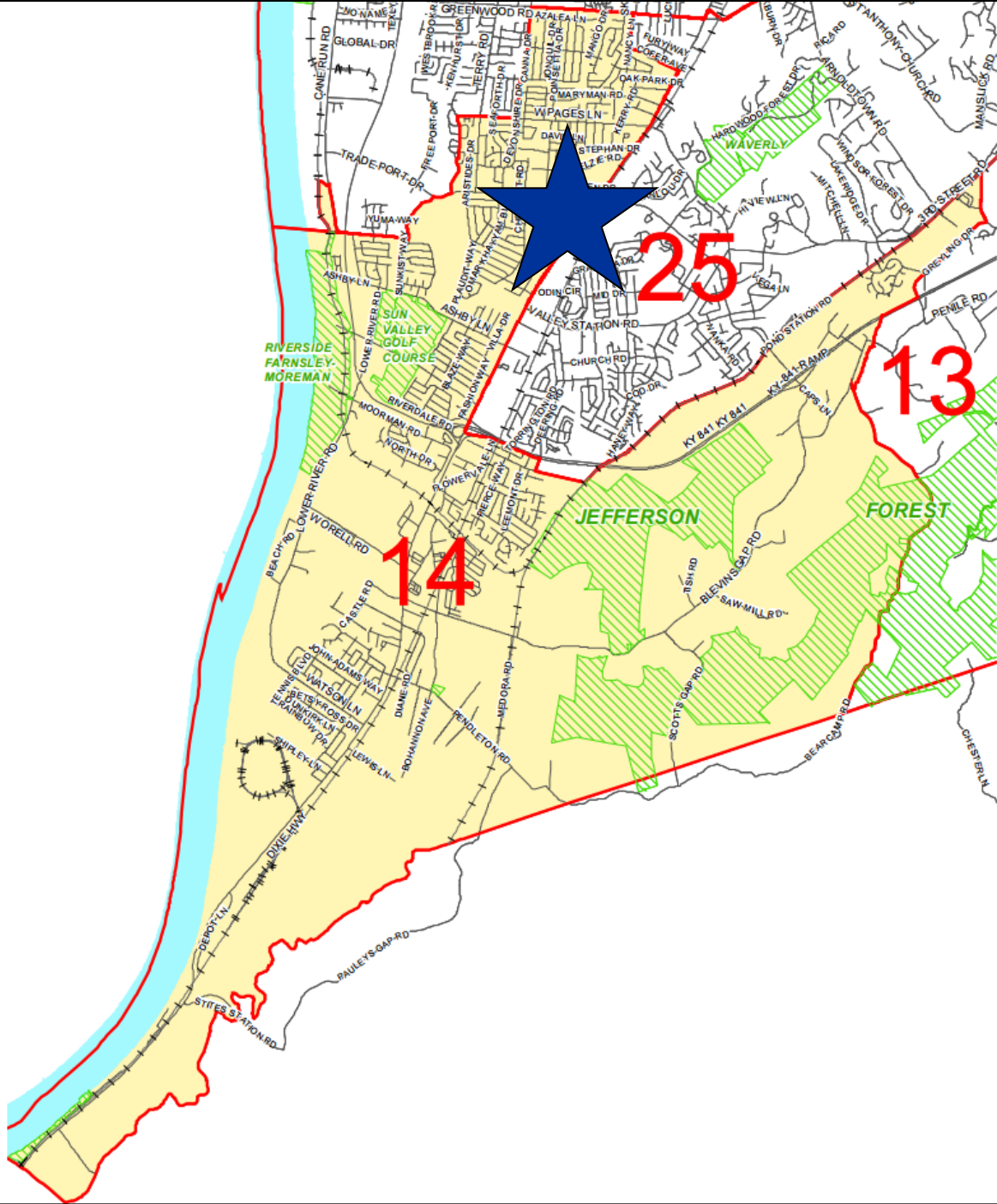


**18ZONE1030**

**BROWN FAMILY ENTERPRISES**

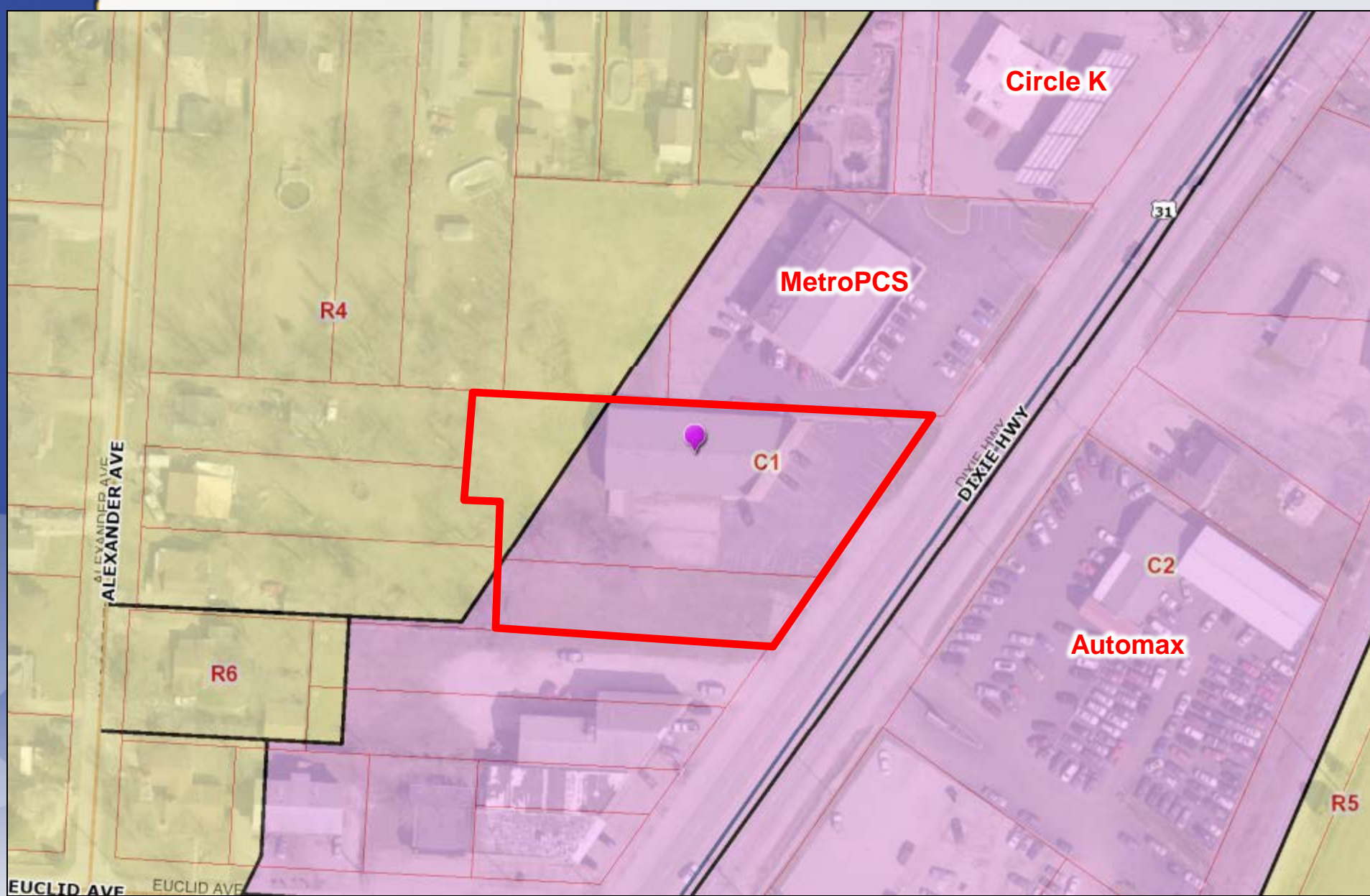


**Planning, Zoning & Annexation Committee**  
**October 2, 2018**



9212 Dixie Highway  
District 14 - Cindi Fowler









# Requests

- Change in zoning from R-4 & C-1 to C-2 Commercial on 1.02 acre
- Waiver of Land Development Code, section 10.2.10 to allow existing encroachments into VUA LBA
- Detailed District Development Plan

# Case Summary

- Expansion (VUA) of an existing pawn shop
- No changes to the structure
- Improvements include increased parking and outdoor sales and display areas
- Small portion of the site is zoned R-4, but the entirety of the site is located with the Suburban Marketplace form district.



# Subject Site

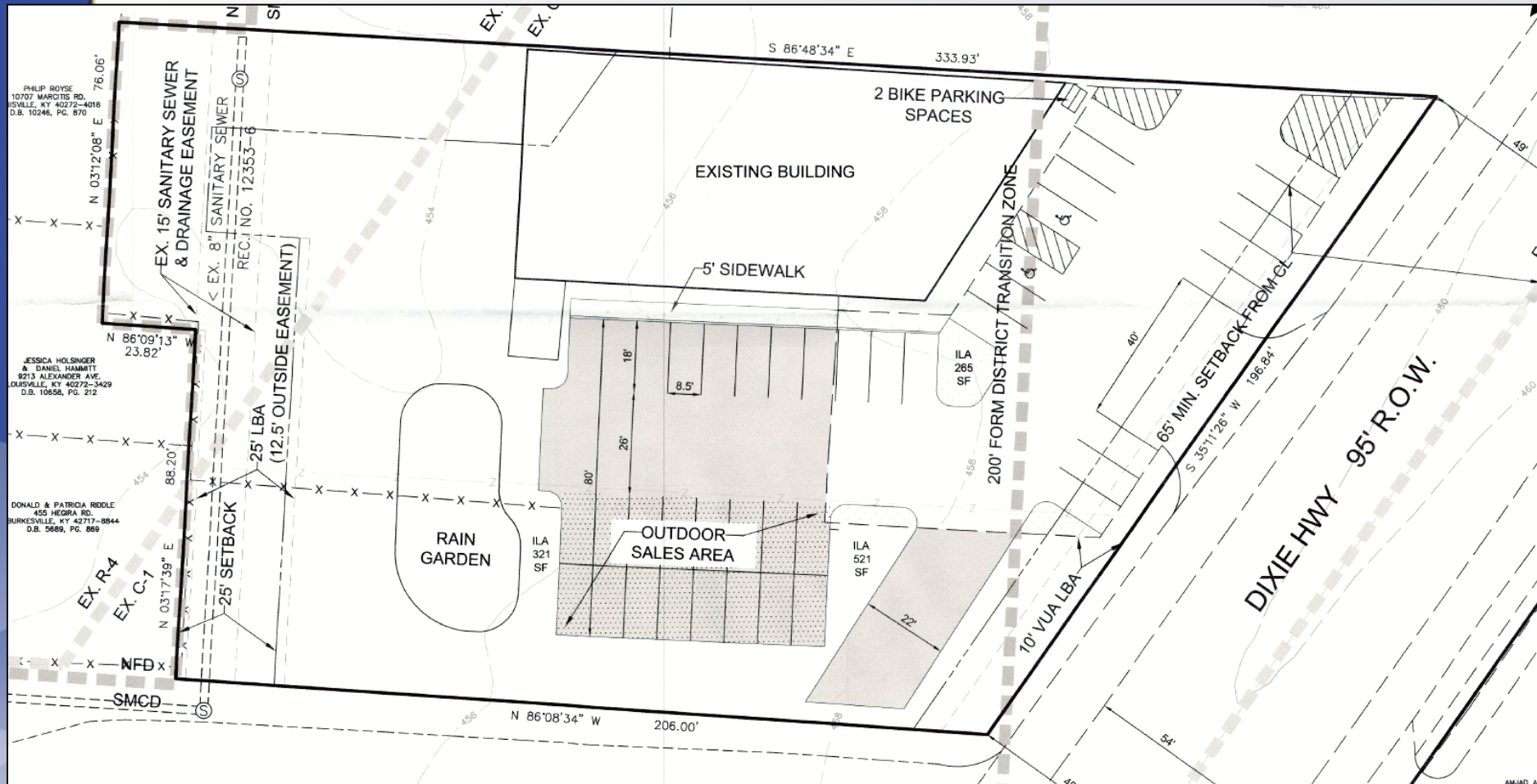


# Area of Expansion





# Development Plan



# Public Meetings

- Neighborhood Meeting on 3/23/2018
  - Conducted by the applicant, 7 people attended the meeting
- LD&T meeting on 8/9/2018
- Planning Commission public hearing on 9/6/2018
  - No one spoke in opposition.
  - The Commission recommended approval of the change in zoning from R-4 and C-1 to C-2 with a vote of 4-0-1 (five members were not present).