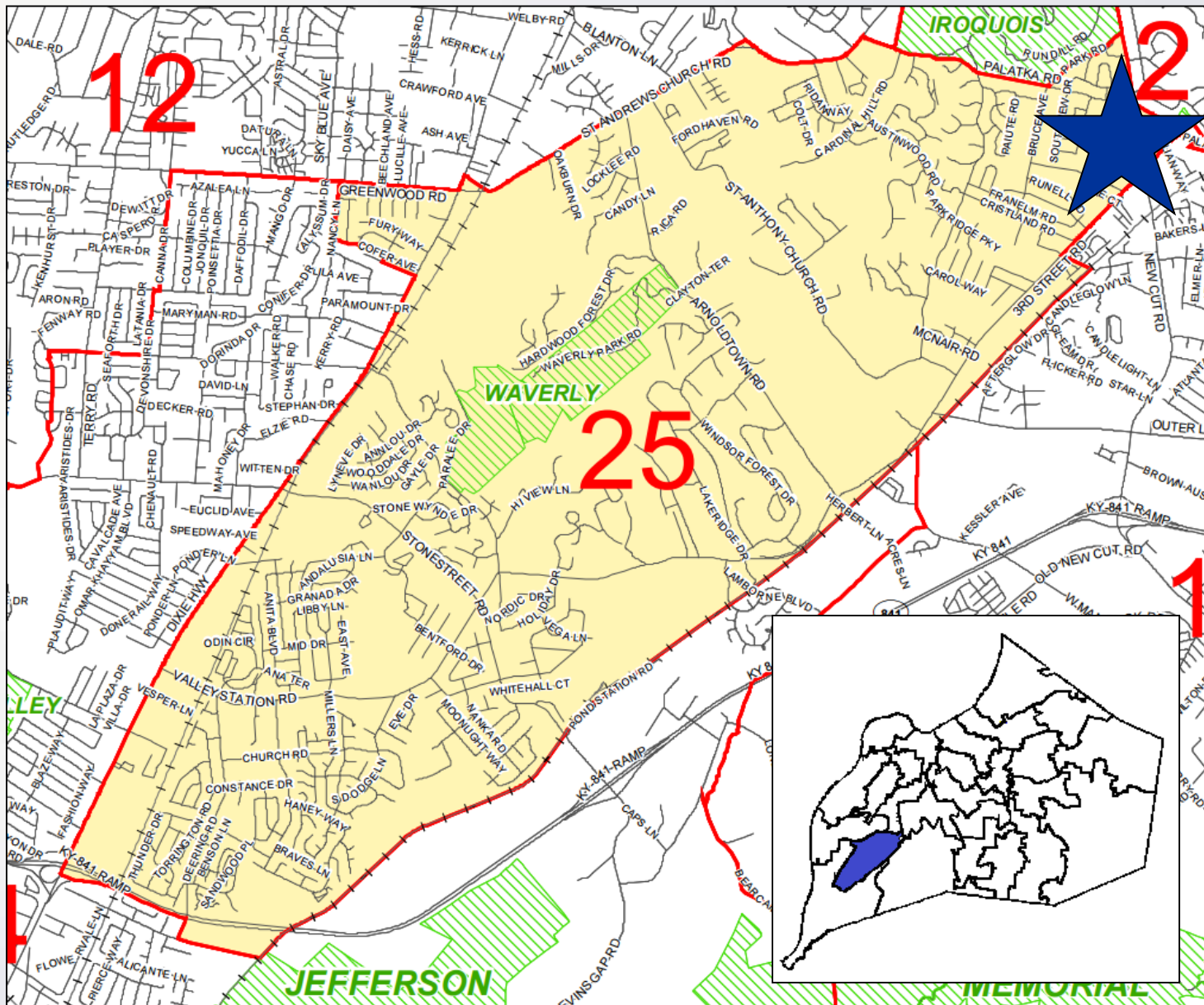


18ZONE1067 SOUTHSIDE DRIVE



Planning & Zoning Committee
July 16, 2019





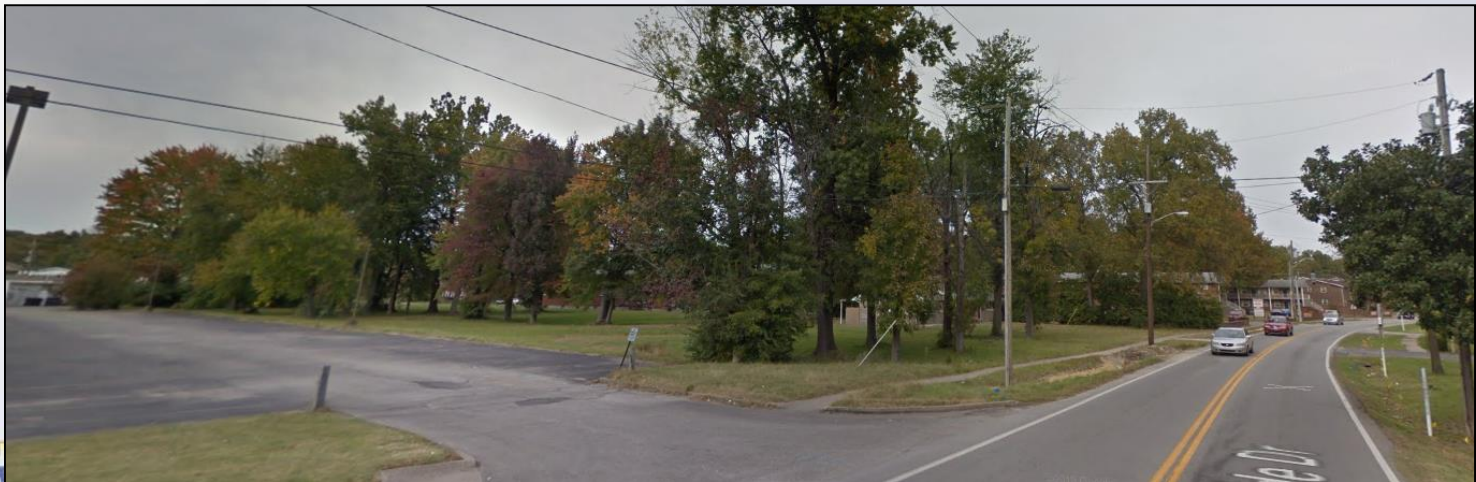
Requests

- Change-in-Zoning from R-5 Single-Family Residential to C-1 & C-2 Commercial
- Waivers:
 - Waiver of Land Development Code (LDC), section 5.5.1.A.1.a to allow principle entrance on Tract 2 to not face Southside Drive
 - Waiver of LDC Section 5.5.1.A.3 to allow parking between the principle structure on Tract 2 and Southside Drive
 - Waiver of LDC Section 5.5.1.A.3.d/5.9.2.A.1.b.ii to not provide pedestrian and vehicular connectivity to adjacent sites
- Variance from LDC Section 5.2.4.C.3.a to exceed the maximum setback of 15' on Tract 2
- Detailed District Development Plan

Case Summary

- An existing structure on Tract 1 will be retained and C-1 Commercial is proposed for this lot (0.36 acre)
- Tract 2 (1.35 acres) is proposed for C-2 with contractor's space containing storage and office areas for multiple tenants
- The subject site is located along an arterial roadway that provides connection between activity centers
- Parking and pedestrian facilities between the two tracts will be shared

Site Photos-Subject Property



Applicant's Renderings



Public Meetings

- Neighborhood Meeting on 12/3/2018
 - Conducted by the applicant (15 people attended).
- LD&T meeting on 5/16/2019
- Planning Commission public hearing on 6/6/2019
 - No one spoke in opposition.
 - The Commission recommended approval of the zoning map amendment from R-5 to C-1 & C-2 with a vote of 6-0 (four members were not present).