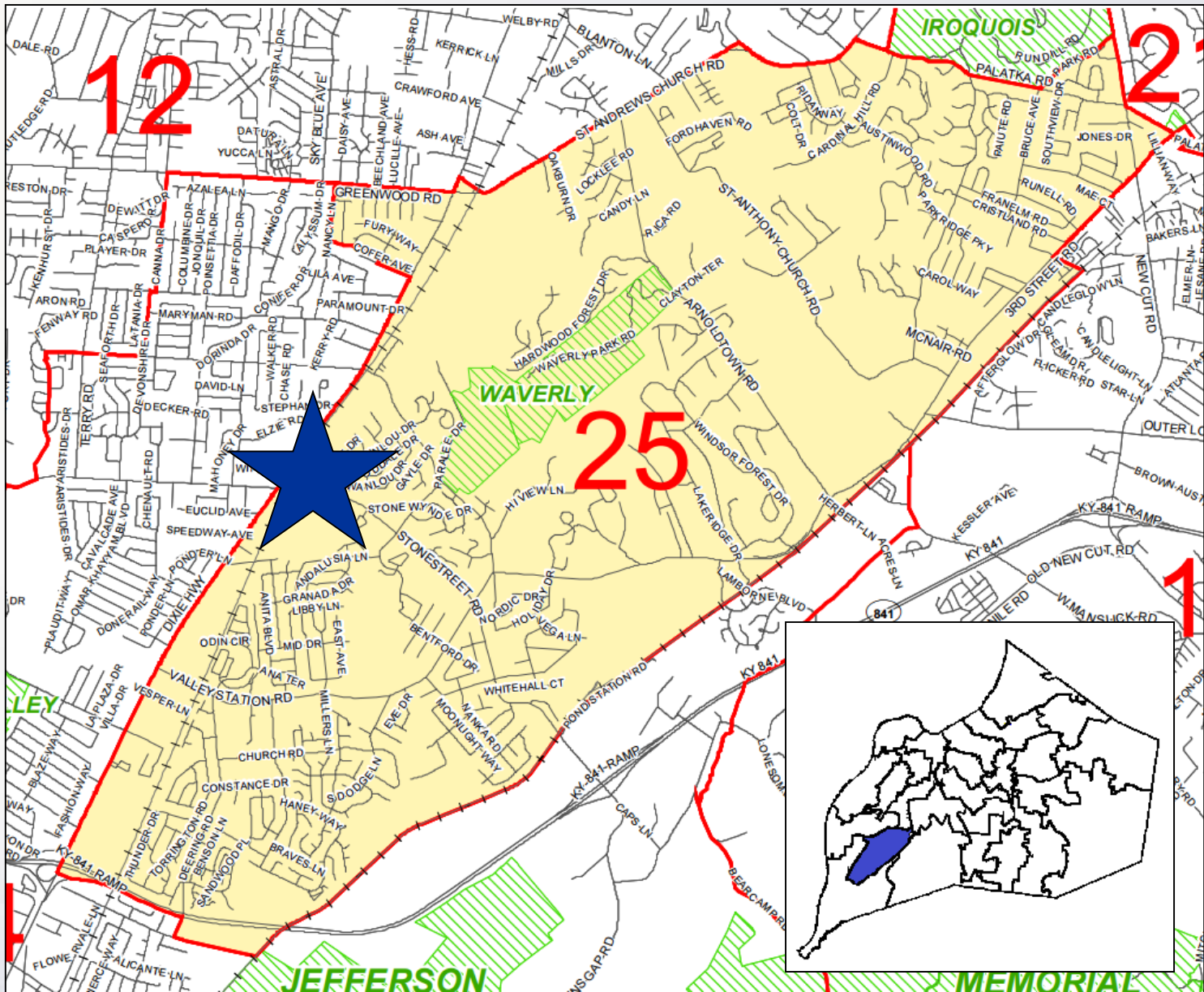
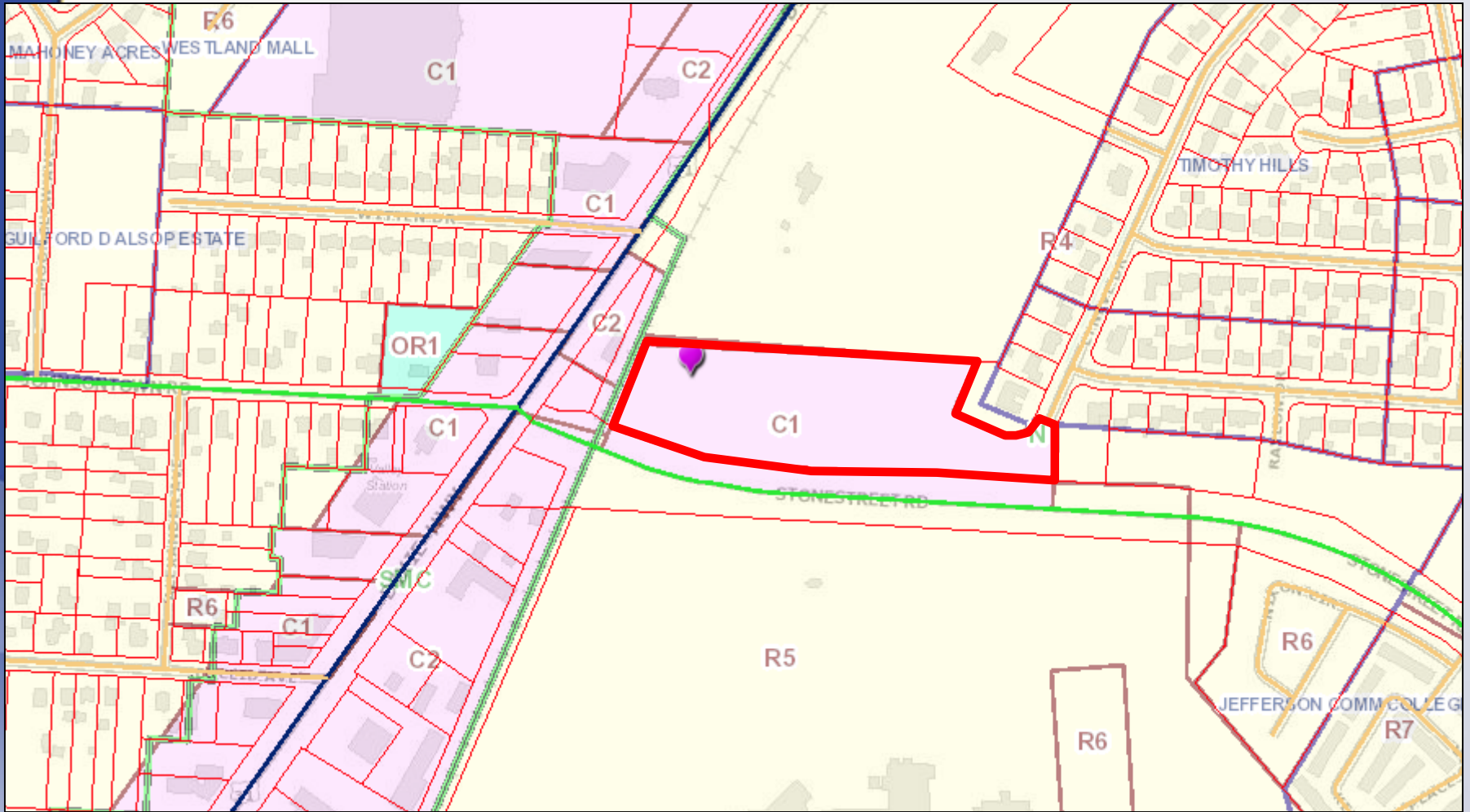


19ZONE1041 LYNEVE DRIVE STORAGE UNITS

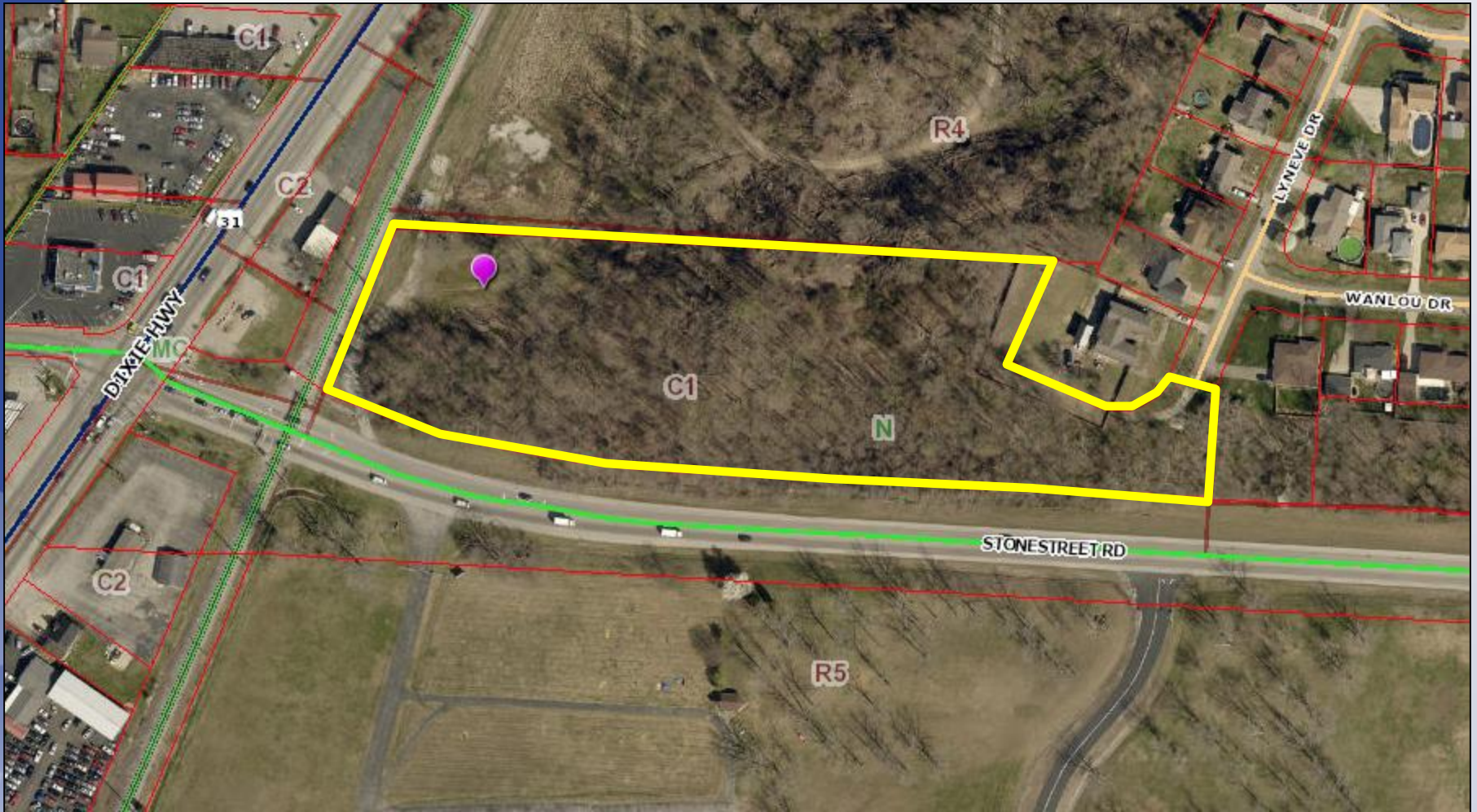


Planning & Zoning Committee
October 15, 2019





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



Existing: Vacant
Proposed: Mini Storage

Requests

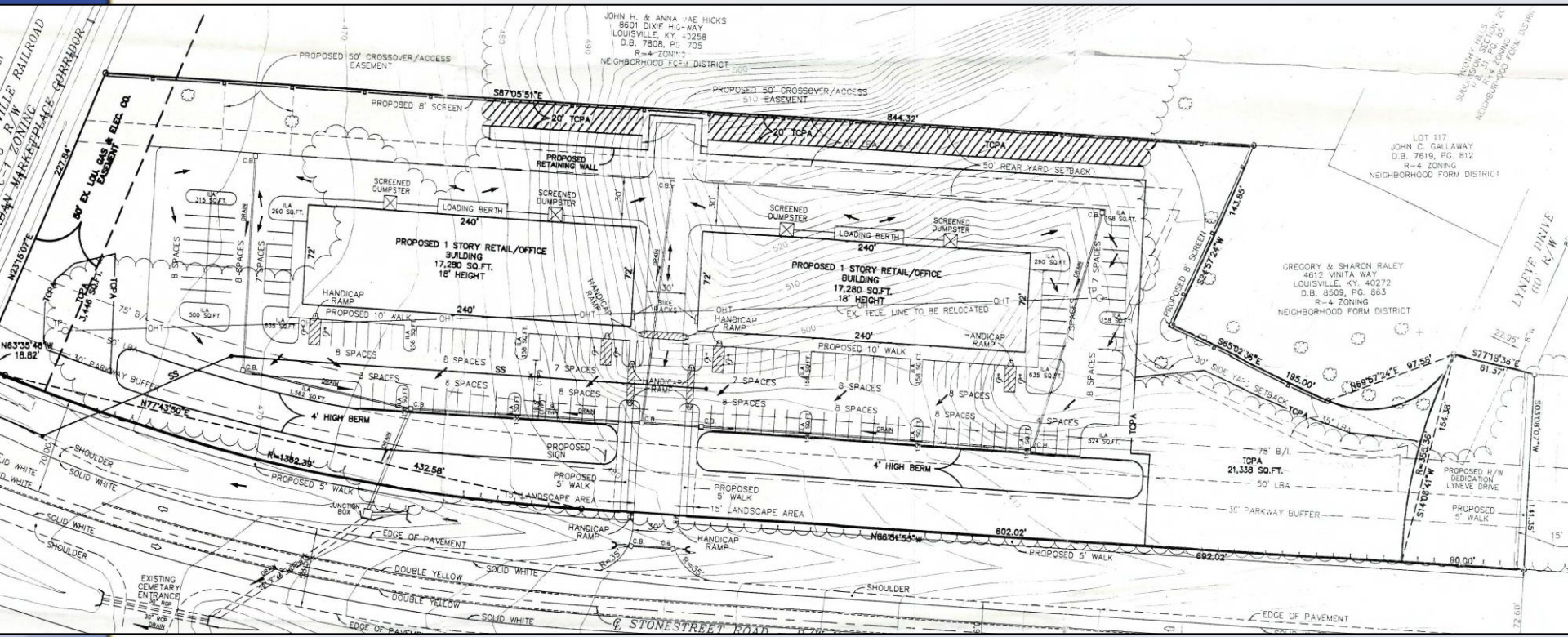
- Zoning change from C-1 Commercial to C-2 Commercial
- Conditional Use Permit for mini-warehouse with relief from Requirements F & G
- Waiver from 10.2.4.B.1 to allow an existing gravel drive to encroach into the required property perimeter Landscape Buffer Area
- Revised Detailed District Development Plan with Binding Elements

Case Summary

- The lot is currently undeveloped.
- Proposed to be used for a mini-warehouse.
- The property is located approximately 1 block from Dixie Highway and is included in the Dixie Highway Corridor Master Plan (South Section). The Plan has no particular intentions for this site.

Previous Development Plan

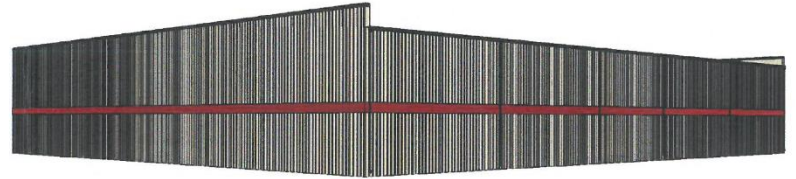
9-22-06



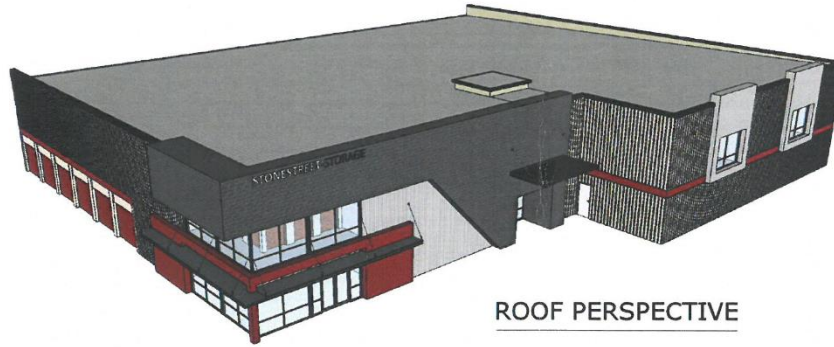
Elevations



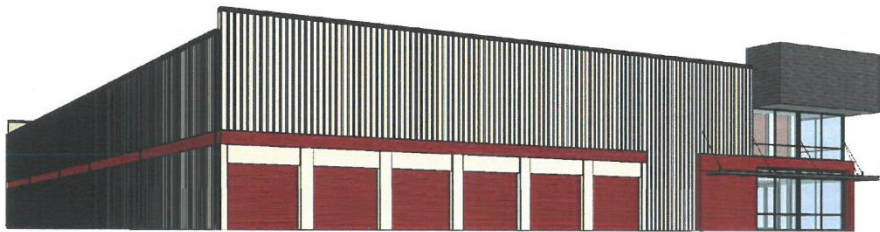
SOUTHEAST PERSPECTIVE



NORTHEAST PERSPECTIVE



ROOF PERSPECTIVE



NORTHWEST PERSPECTIVE



SOUTHWEST PERSPECTIVE

Elevations



Public Meetings

- Neighborhood Meeting on 5/15/2019
 - Conducted by the applicant (5 people attended).
- LD&T meeting on 8/22/2019
- Planning Commission public hearing on 9/19/2019
 - No one spoke in opposition (1 spoke as other).
 - The Commission recommended approval of the zoning map amendment from C-1 to C-2 by a vote of 6-0 (three members were not present).