

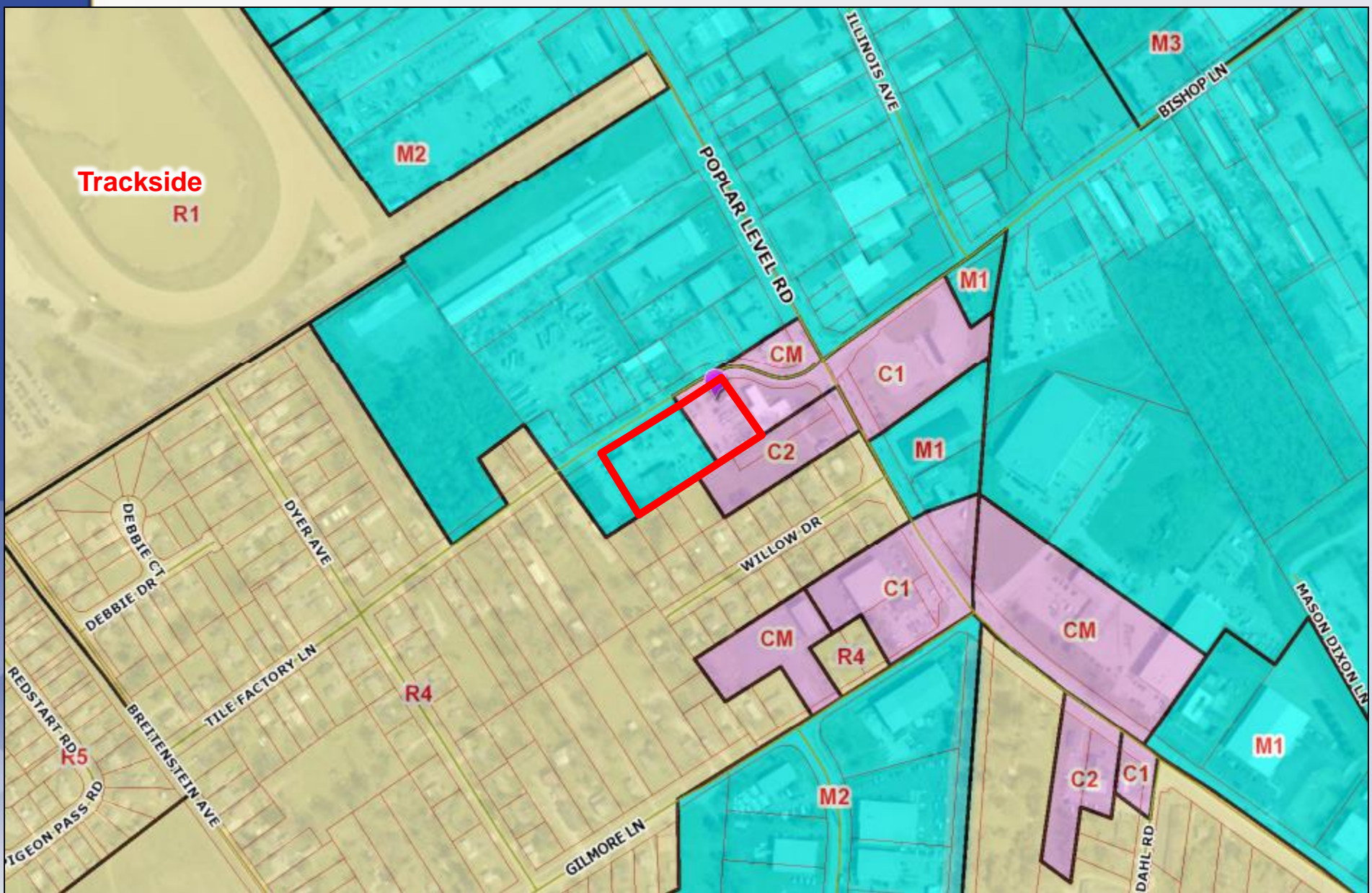
18ZONE1087

1330 & 1332 TILE FACTORY LANE



Planning & Zoning Committee
July 16, 2019





Trackside
R1



Requests

- Change-in-Zoning from C-1 to M-2 on portion of the site
- Waiver of Land Development Code, section 10.2.4 to omit the required buffer and plantings along east and south property lines
- Revised Detailed District Development Plan

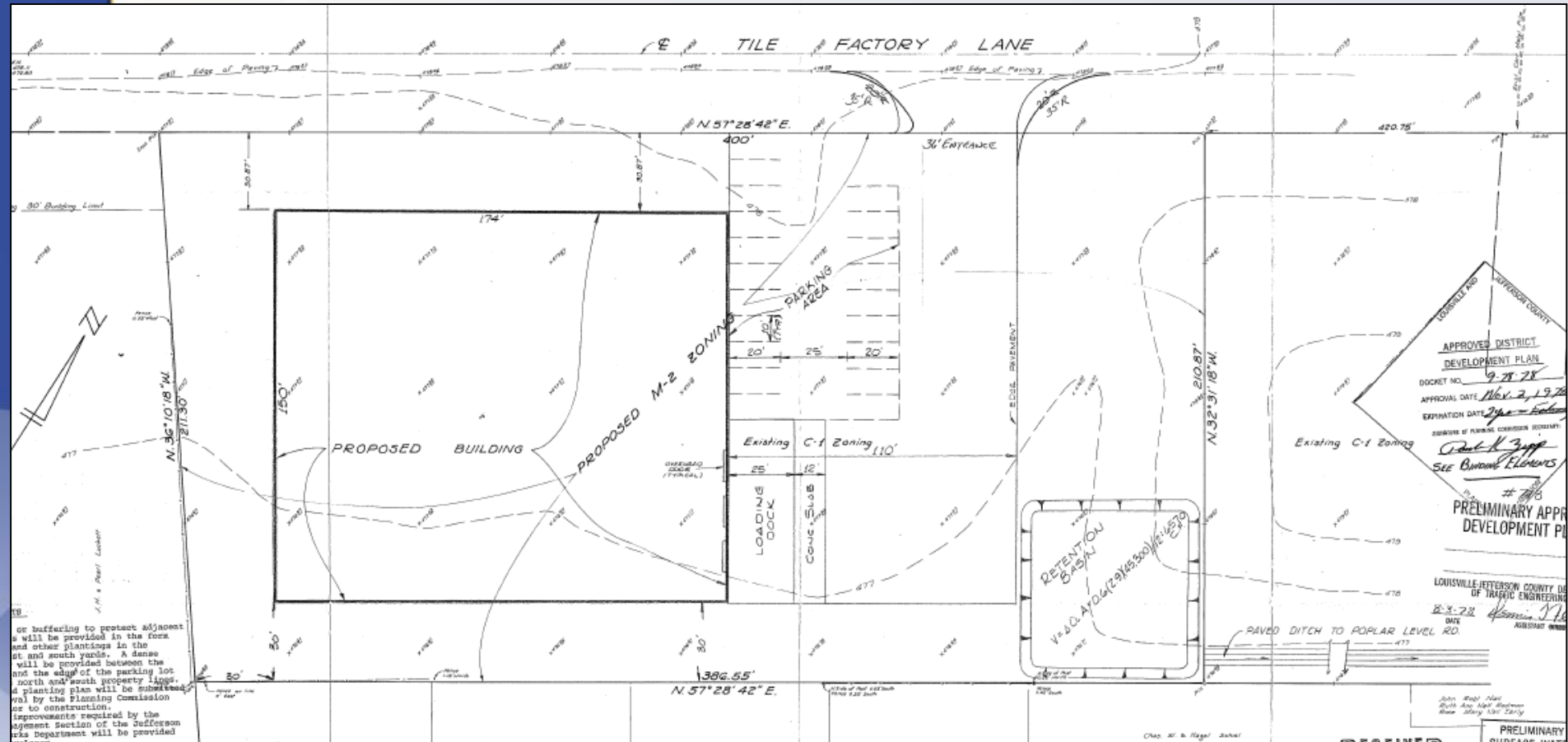
Case Summary

- A change in zoning is requested to resolve the property's current non-compliance with the zoning district regulations - Heavy truck parking and storage is occurring within the C-1 zoning district. An M-2 zoning district is required to allow the continued use of this property for heavy-truck parking/storage.
- Screening will be provided by an 8' privacy-style fence.
- Associated Cases:
 - 9-78-78: CIZ from C-1 to M-2 (approved 11/2/78).
- Binding Element Final Order upheld by the Planning Commission on May 10, 2018 for violations of binding elements 1, 2, & 3.

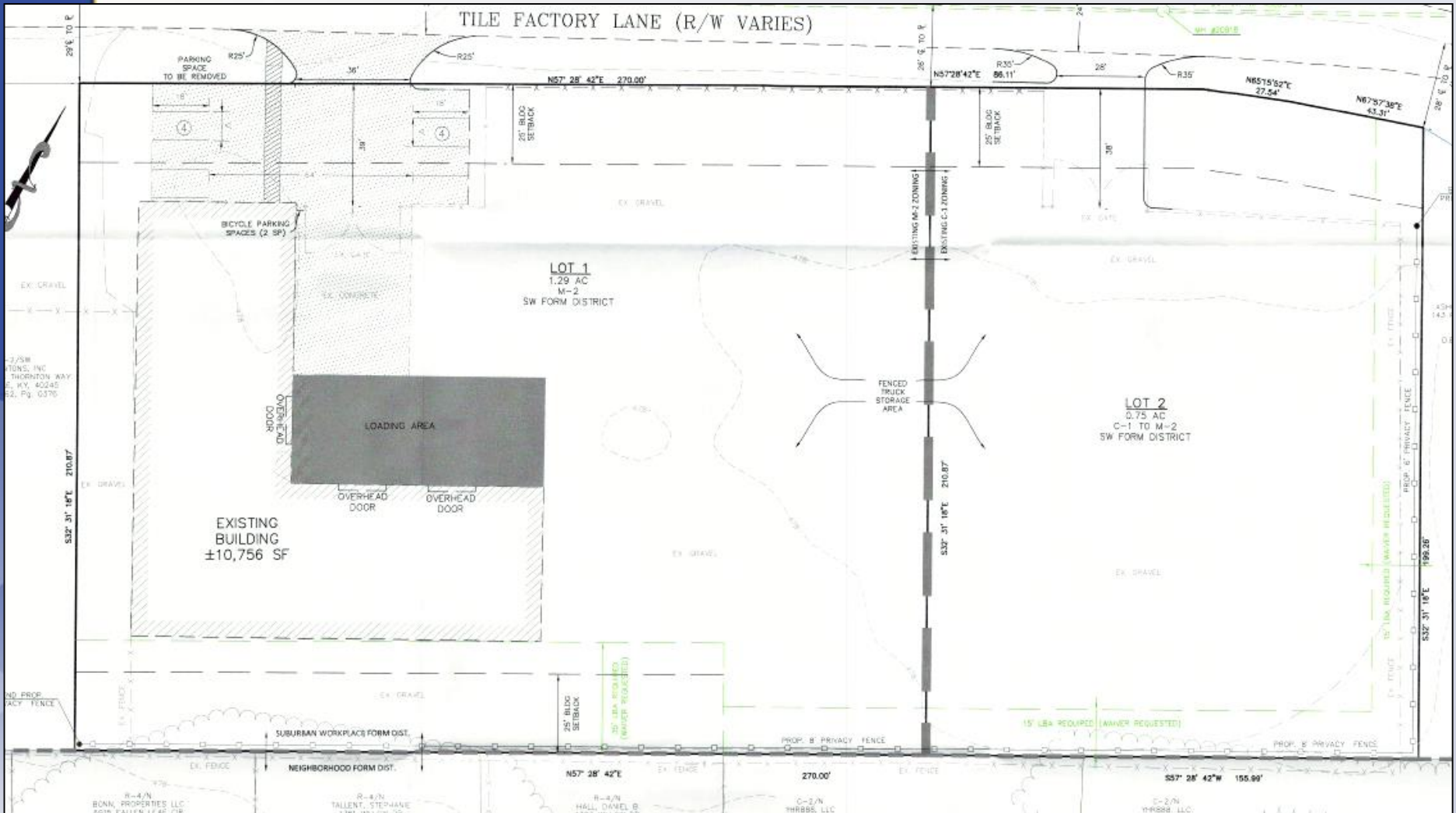
Site Photos-Subject Property



Approved Plan: 9-78-78



Applicant's Development Plan



Public Meetings

- Neighborhood Meeting on 2/14/2019
 - Conducted by the applicant (0 people attended).
- LD&T meeting on 4/11/2019
- Planning Commission public hearing on 5/23/2019
 - One person spoke in opposition.
 - The Commission recommended approval of the zoning map amendment from C-1 to M-2 with a vote of 6-0 (four members were not present).