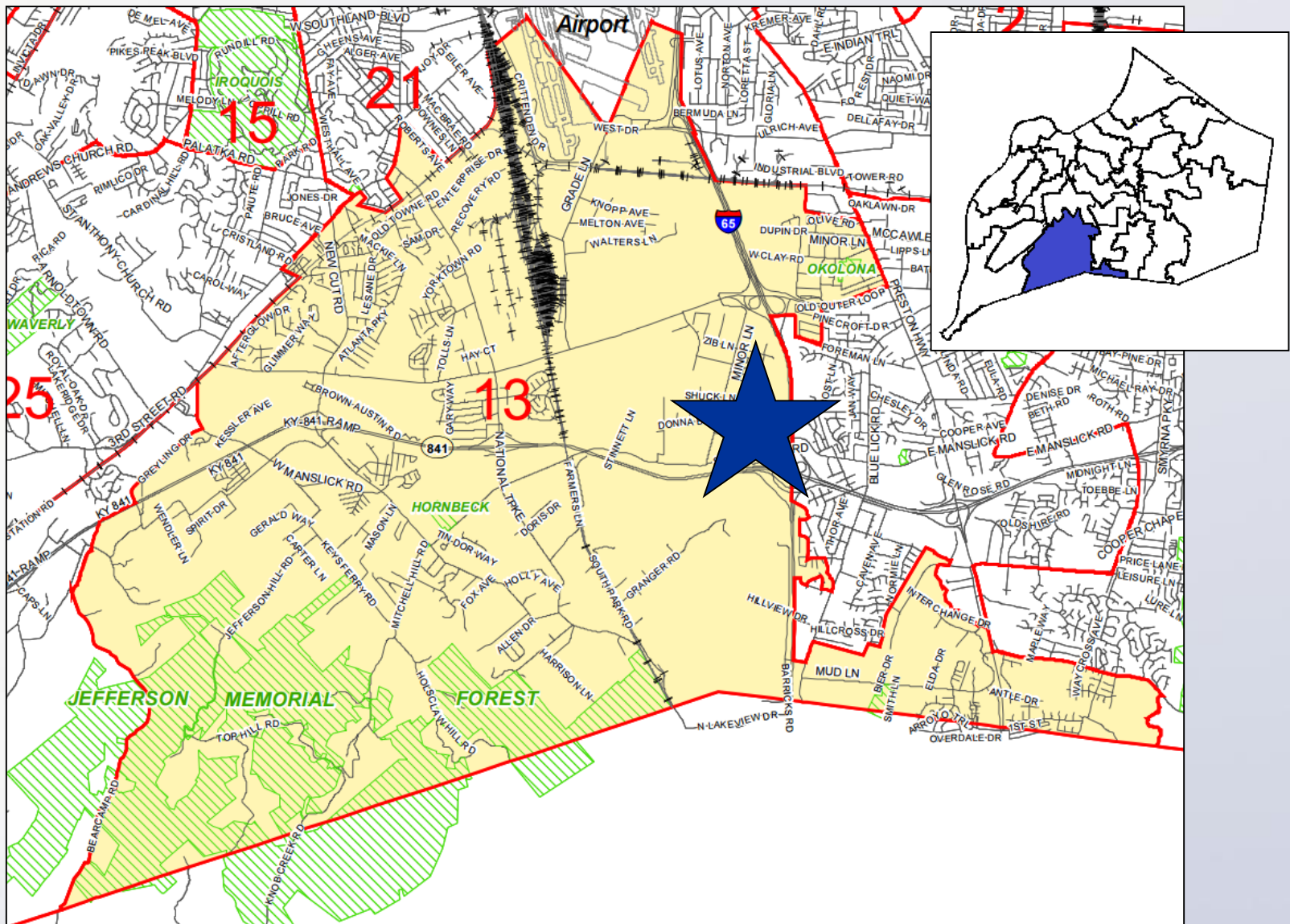


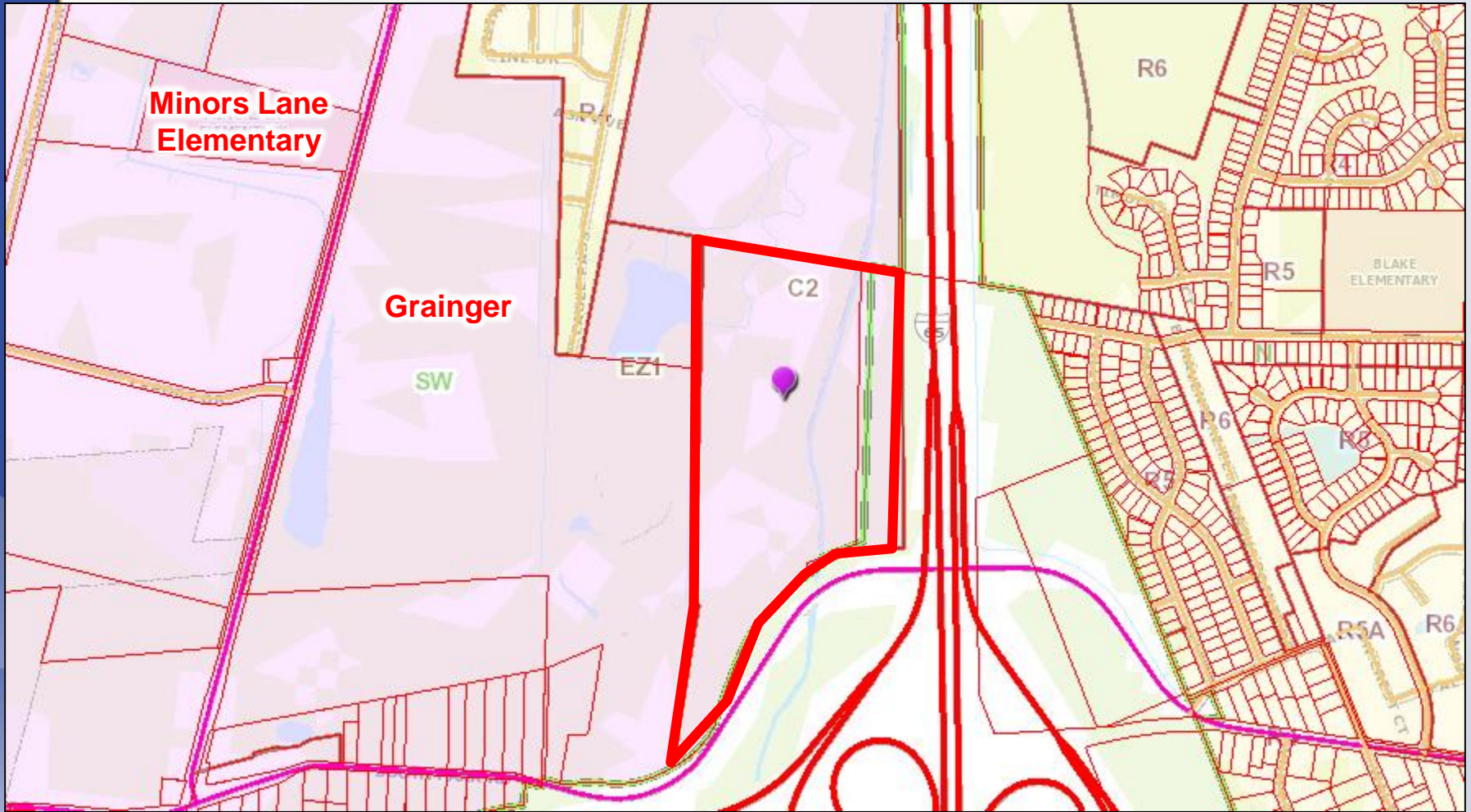
19-ZONE-0062
SOUTH PARK ROAD
WAREHOUSE



Planning & Zoning Committee
July 28, 2020



3105R & 3308 South Park Road
 District 13 - Mark Fox



**Minors Lane
Elementary**

Grainger

SW

EZ1

C2

R6

R5

BLAKE
ELEMENTARY

P6

R5A

R6

Existing: C-2/SW
Proposed: EZ-1/SW



Existing: Vacant
Proposed: Warehouse

Requests

- Change-in-Zoning from C-2 Commercial to EZ-1 Enterprise Zone on 43.4 acres
- Revised Detailed District Development Plan

Case Summary

- 43.4 acres
- Previously approved for a retail development that never materialized
- 300,000 sq. ft. of industrial warehousing.
- Primary access will be obtained from South Park Road, a collector level roadway.
- Nearly 8.5 acre floodplain compensation area

Public Meetings

- Neighborhood Meeting held on 8/8/2019
 - 4 people attended the meeting.
- LD&T meeting on 2/27/2020
- Planning Commission public hearing on 6/18/2020
 - No one spoke in opposition.
 - Motion to recommend approval of the change in zoning from C-2 to EZ-1 passed by a vote of 7-0 (two members were not present).