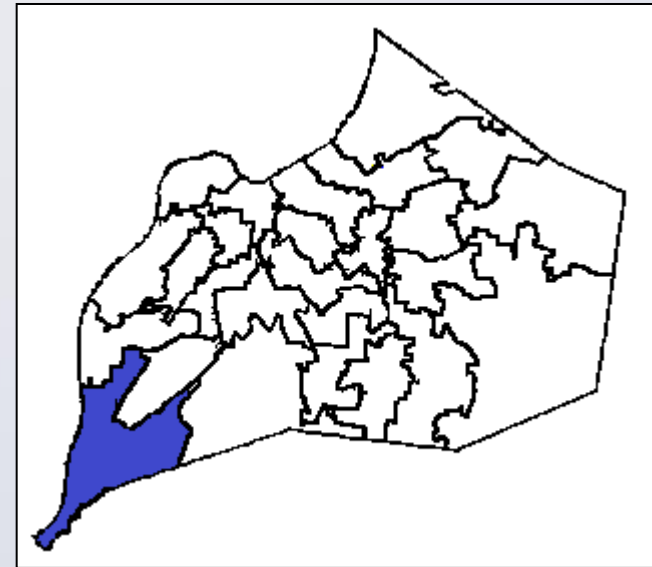
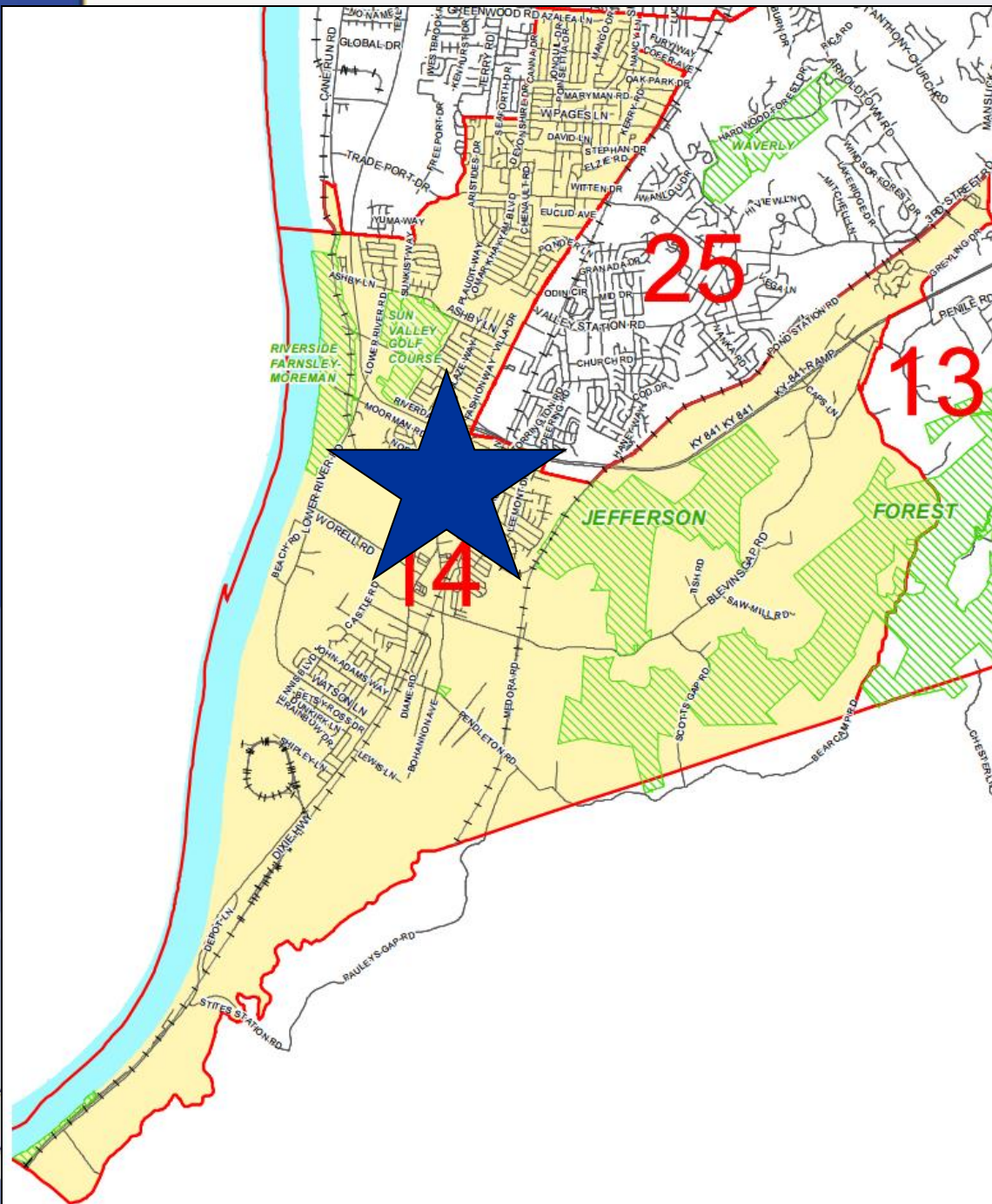


20-ZONE-0034 RACETRAC

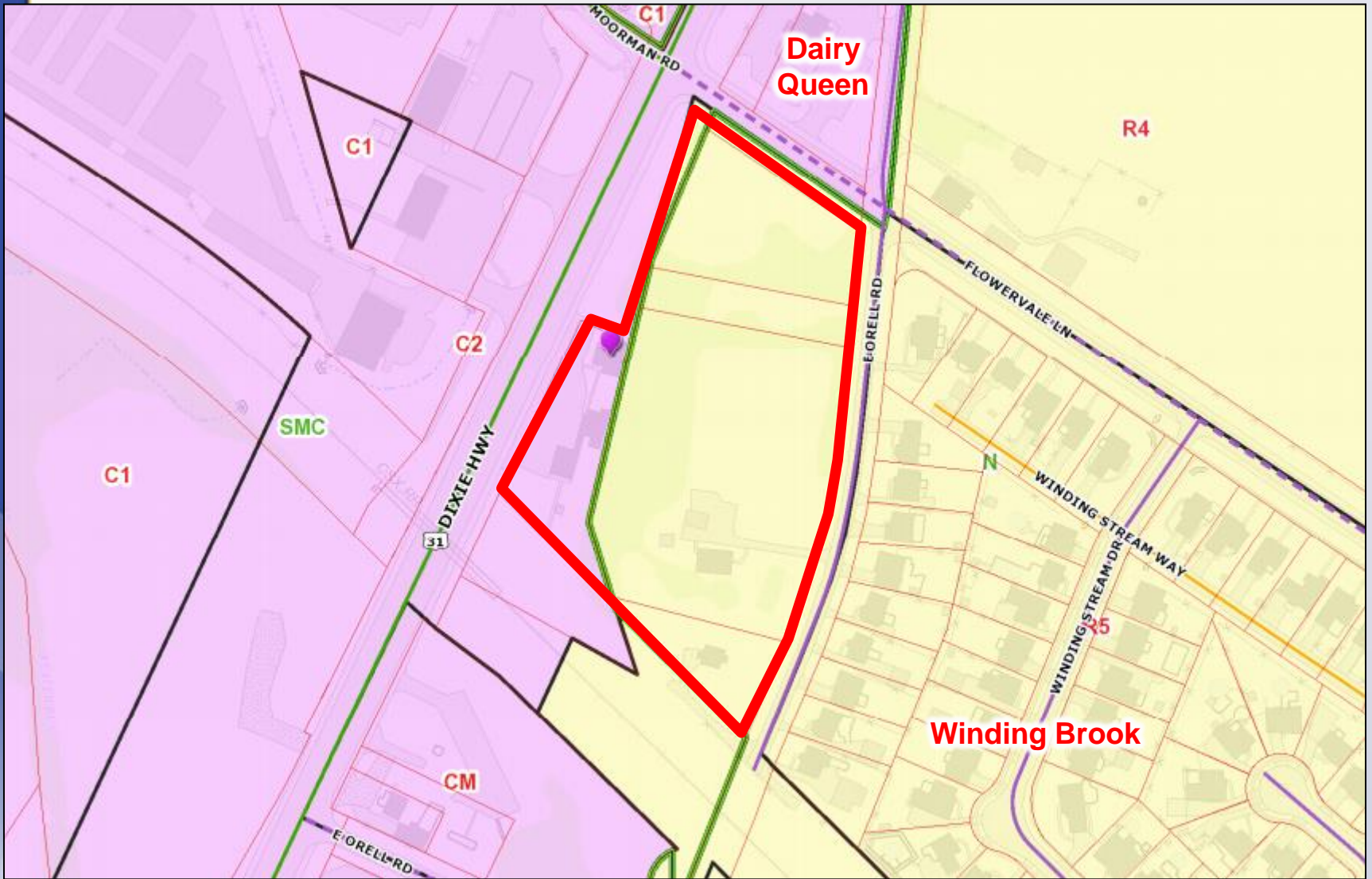


Planning & Zoning Committee
June 15, 2021



11800-11908 E Orell Road,
 11705 Dixie Highway
 District 14 - Cindi Fowler





Requests

- Change in Form District from Neighborhood to Suburban Marketplace Corridor
- Change in Zoning from R-4 to C-1
- Variance from Table 5.3.2 to permit a structure to exceed the maximum allowed setback in the Neighborhood Form District
- Detailed District Development Plan with Binding Elements

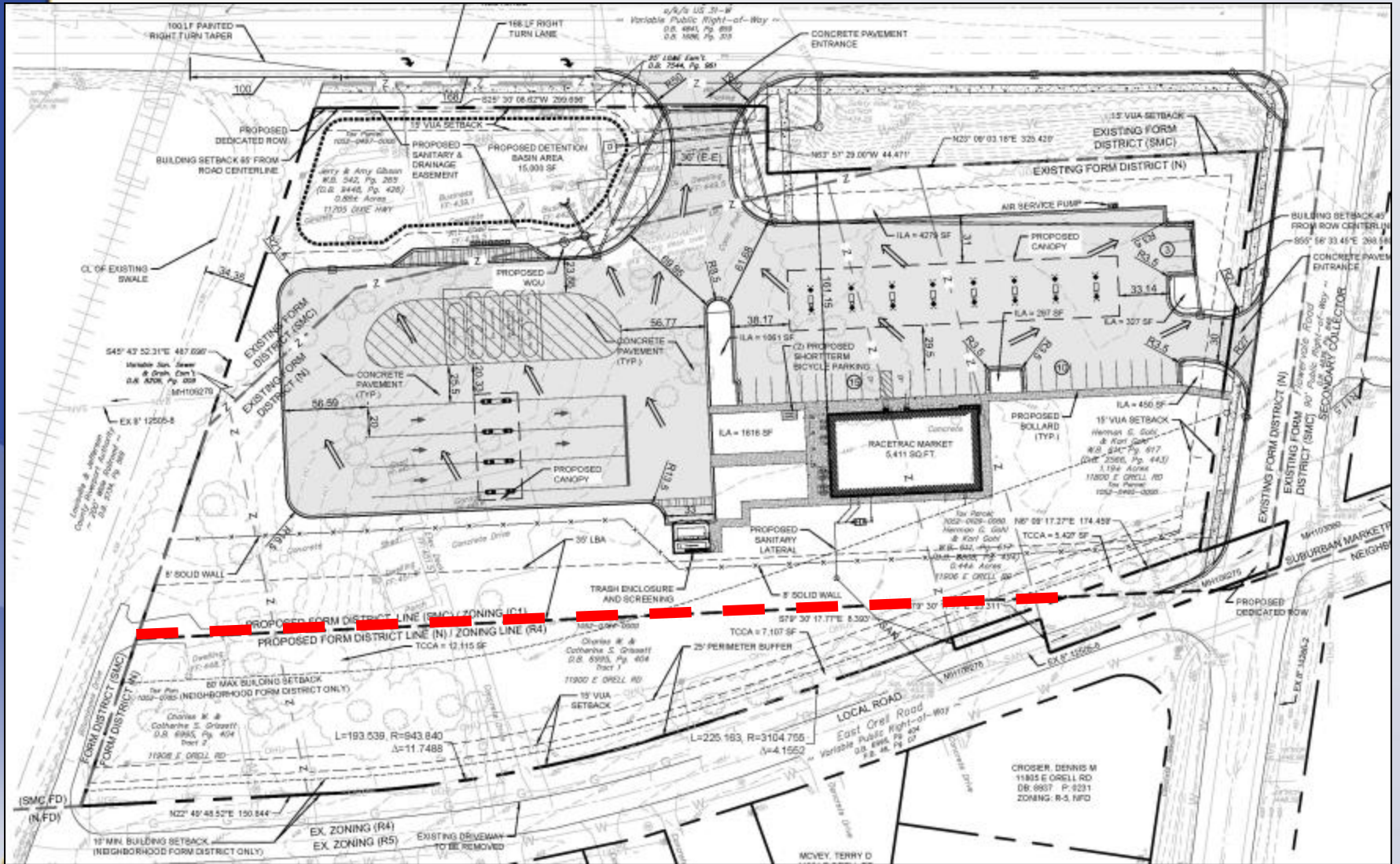
Summary

- C-2 portion to remain, change a portion of R-4 zoned parcels to C-1 (see proposed plan)
- Suburban Marketplace Corridor (SMC) portion to remain, change a portion of the Neighborhood Form District to SMC along proposed rezoning line (see proposed plan)
- Access single access point on Dixie Highway and one single access point on Flowervale Road

Summary

- Proposed 5,411 square foot RaceTrac market
- Fueling area for regular vehicles as well as diesel fueling area
- Proposed 8-foot solid wall between proposed development and E Orell Road

Site Plan



Building Elevations



Public Meetings

- Neighborhood Meeting held 3/4/2020
 - 104 people signed in at the meeting
- LD&T meetings on 7/9/2020 and 4/22/2021
- Planning Commission public hearings on 3/1/2021, 3/18/2021 and 5/17/2021
 - Ten people spoke in opposition at the 3/1 meeting; Two additional speakers added opposition testimony at the 5/17 meeting
 - Motion to recommend denial of the change in form district from Neighborhood to Suburban Marketplace Corridor passed by a vote of 5-2 (three members were not present).
 - Motion to recommend denial of the change in zoning from R-4 to C-1 passed by a vote of 5-2 (three members were not present).