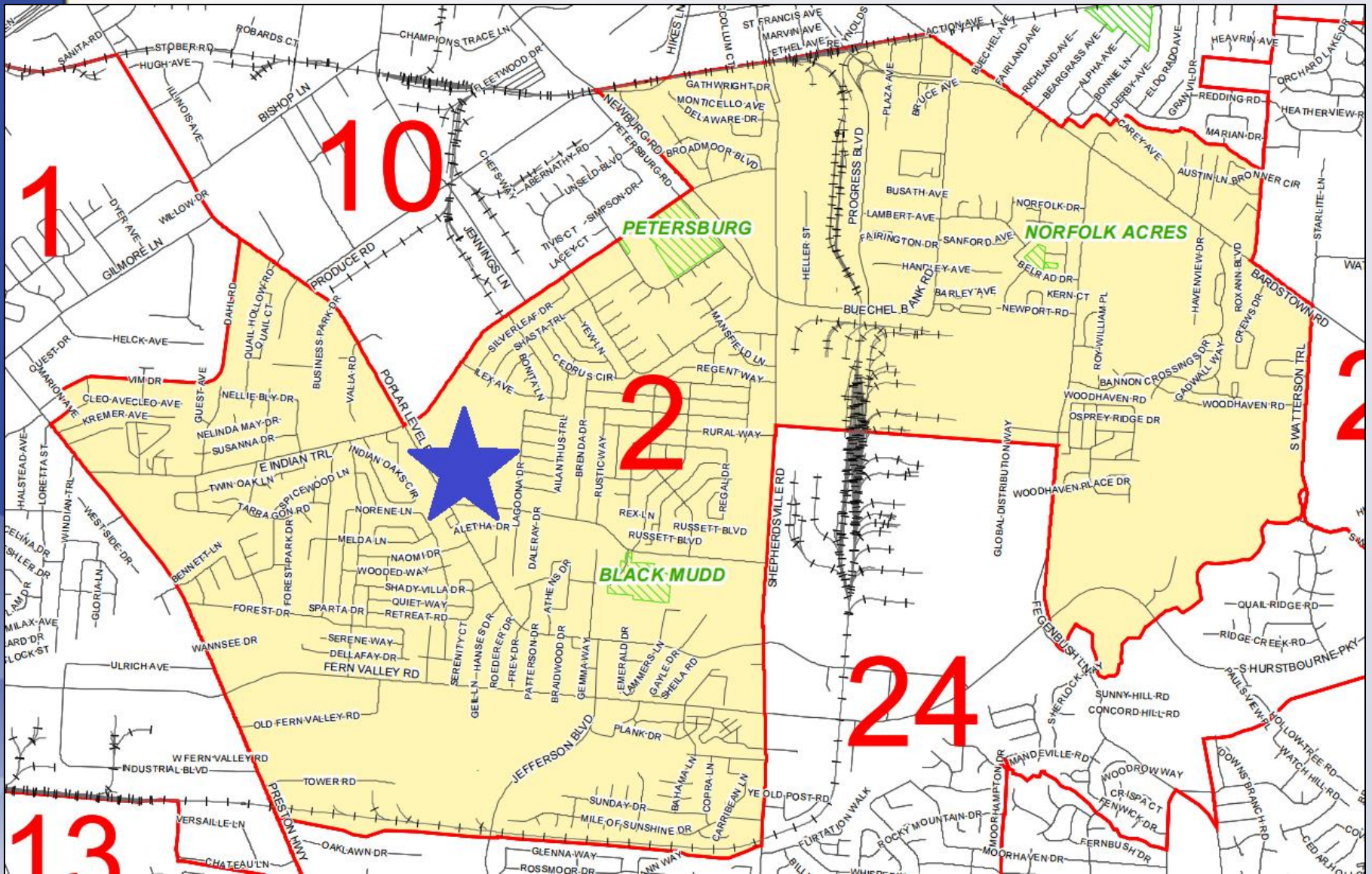


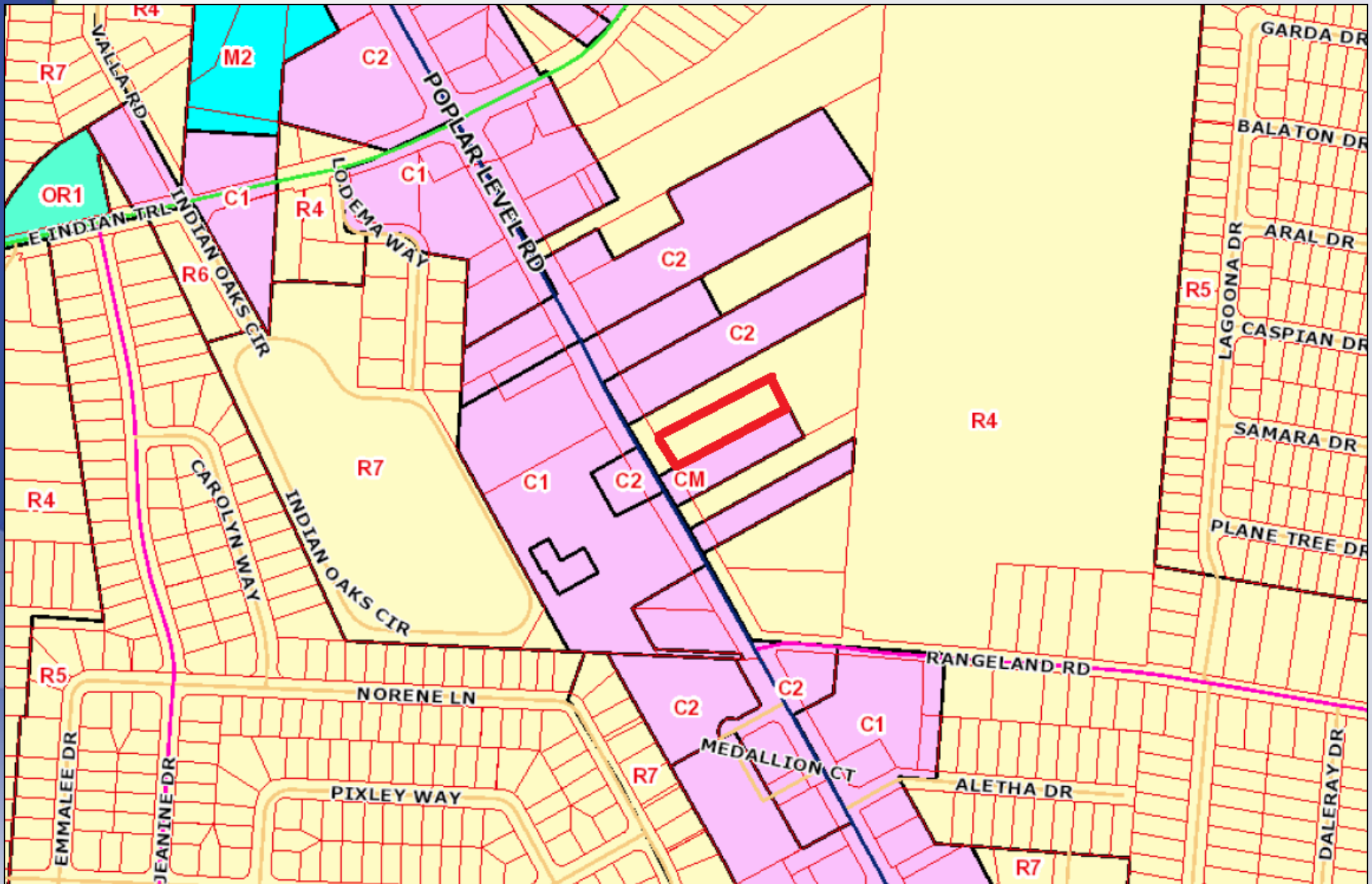
16ZONE1060

Vega Auto Repair & Sales



Planning/Zoning, Land Design & Development
August 1, 2017





Subject Property:

Existing: R-4/SMC

Proposed: C-2/SMC



Subject Property:
Existing: Vacant
Proposed: Car Repair

Requests

- Change in Zoning from R-4 Single-Family Residential to C-2 Commercial
- Detailed District Development Plan
 - Waiver 1: To reduce the required perimeter LBA
 - Waiver 2: To reduce the required VUA LBA
 - Waiver 3: To not provide VUA ILA
 - Variance 1: To reduce the required side yard setback

Case Summary / Background

- Rezone of 0.93 acre parcel from R-4 to C-2
- Moving existing business from neighboring parcel
- Located in area highly developed with commercial uses
- Meets parking requirements at front and rear of building
- Majority (71%) of existing tree canopy is to be preserved; in excess of triple the requirement



Elevations



PC Recommendation

- The Planning Commission conducted public hearings on 7/6/2017
- No one spoke in opposition.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission recommended approval of the zoning map amendment from R-4 to C-2 by a vote of 8-0 (8 members voted)