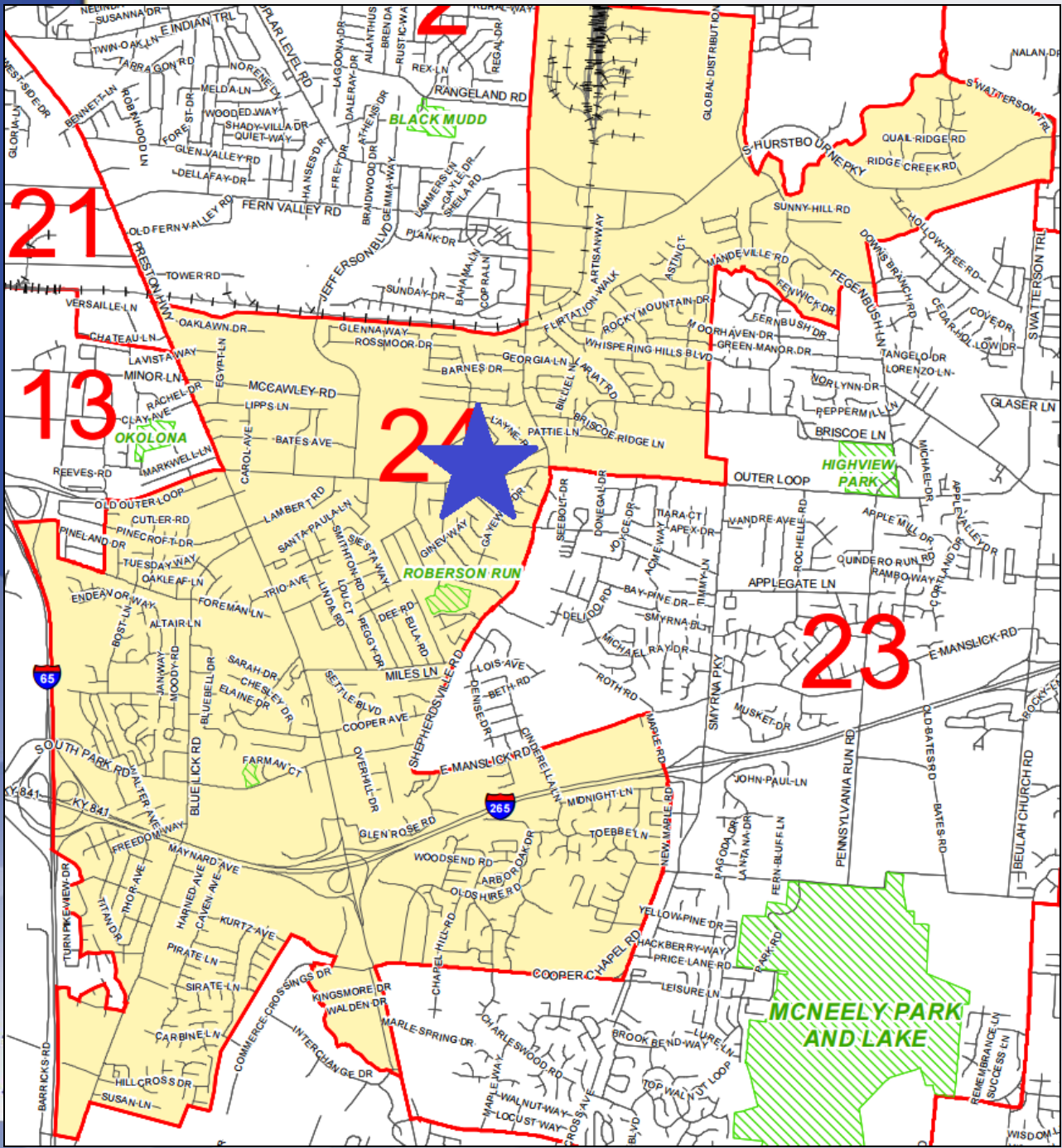


**15ZONE1045**

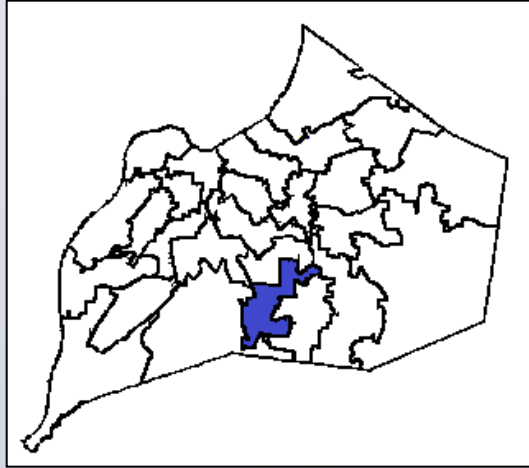
# **Outer Loop Restaurant/Retail**



**Planning/Zoning, Land Design & Development**  
**February 28, 2017**



# 5103 Outer Loop District 24 - Madonna Flood



# Request(s)

- Change in zoning from R-4 to C-1
- Variances:
  1. Variance from 5.3.1.C.5 to permit the building to exceed the maximum 80' setback from the Buena Vista Road property line by approximately 120'.
- Waiver from 10.3.5 to permit the encroachment of VUA into the 30' parkway buffer along Outer Loop
- District Development Plan

# Case Summary / Background

- Outer Loop is a parkway and major arterial
- Mix of commercial uses in area
- Residential to the east
- Jefferson Mall and Jefferson Commons activity centers nearby
- Buena Vista and Morningside Heights subdivisions to the north
- 4,900 SF restaurant and retail use with a drive thru

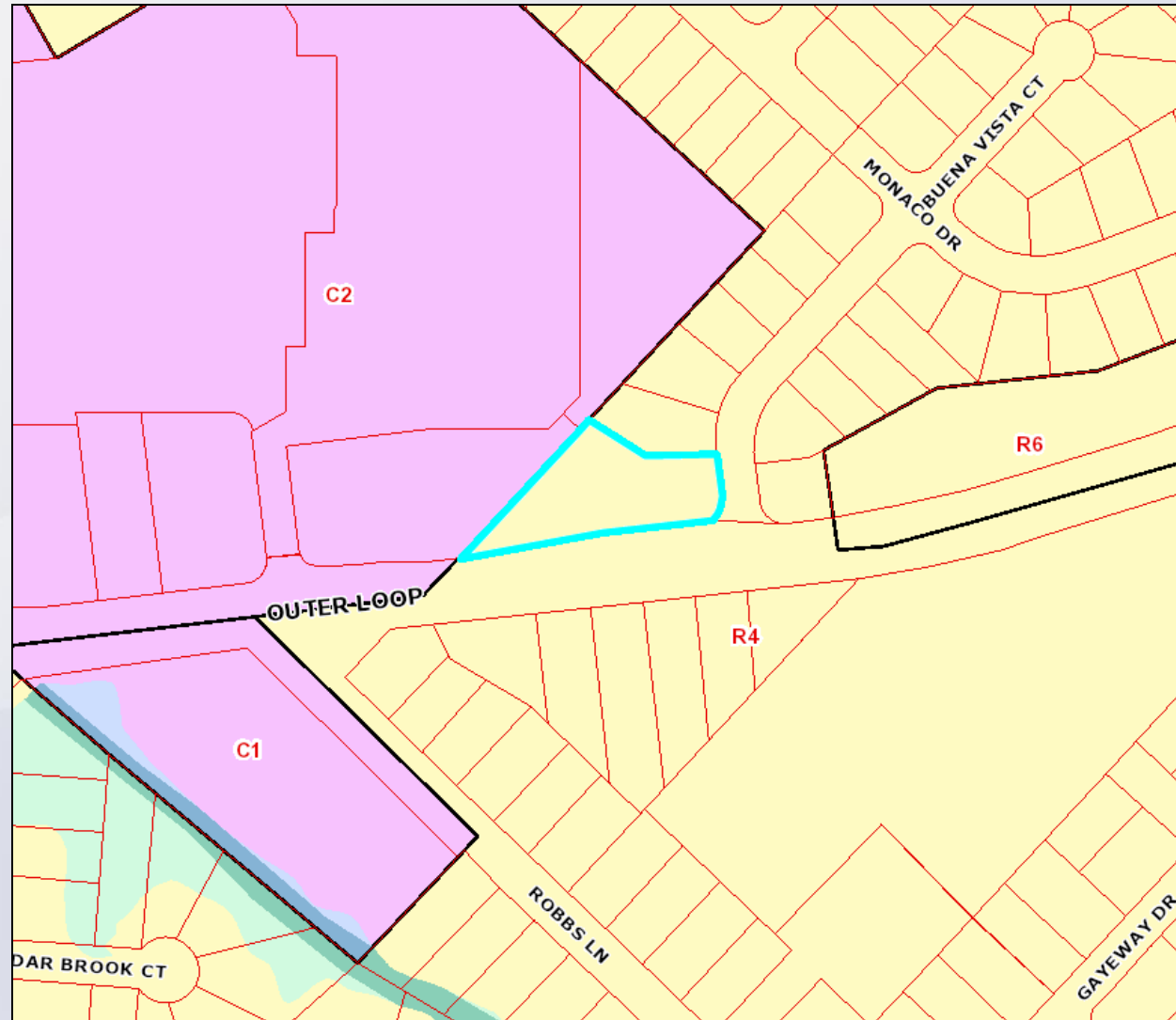
# Zoning/Form Districts

## Subject Property:

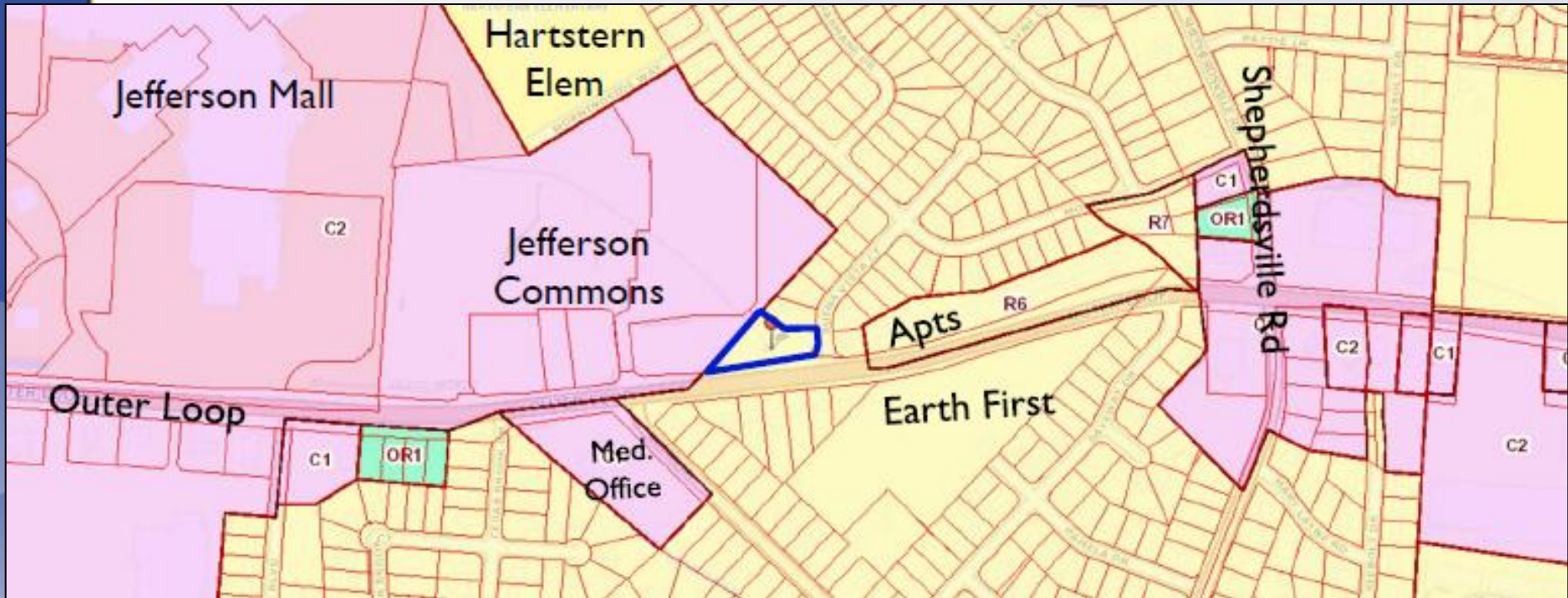
- Existing: R-4/N
- Proposed: C-1/N

## Adjacent Properties:

- North: R-4/N
- South: R-4/N
- East: R-4, R-6/N
- West: C-2/RC



# Zoning/Form Districts



# Aerial Photo/Land Use

## Subject Property:

- Existing: Vacant
- Proposed: Commercial

## Adjacent Properties:

- North: Single Family Residential
- South: Single Family Residential
- East: Single/Multi Family Residential
- West: Commercial



# Aerial Photo/Land Use





# Site Photos-Subject Property



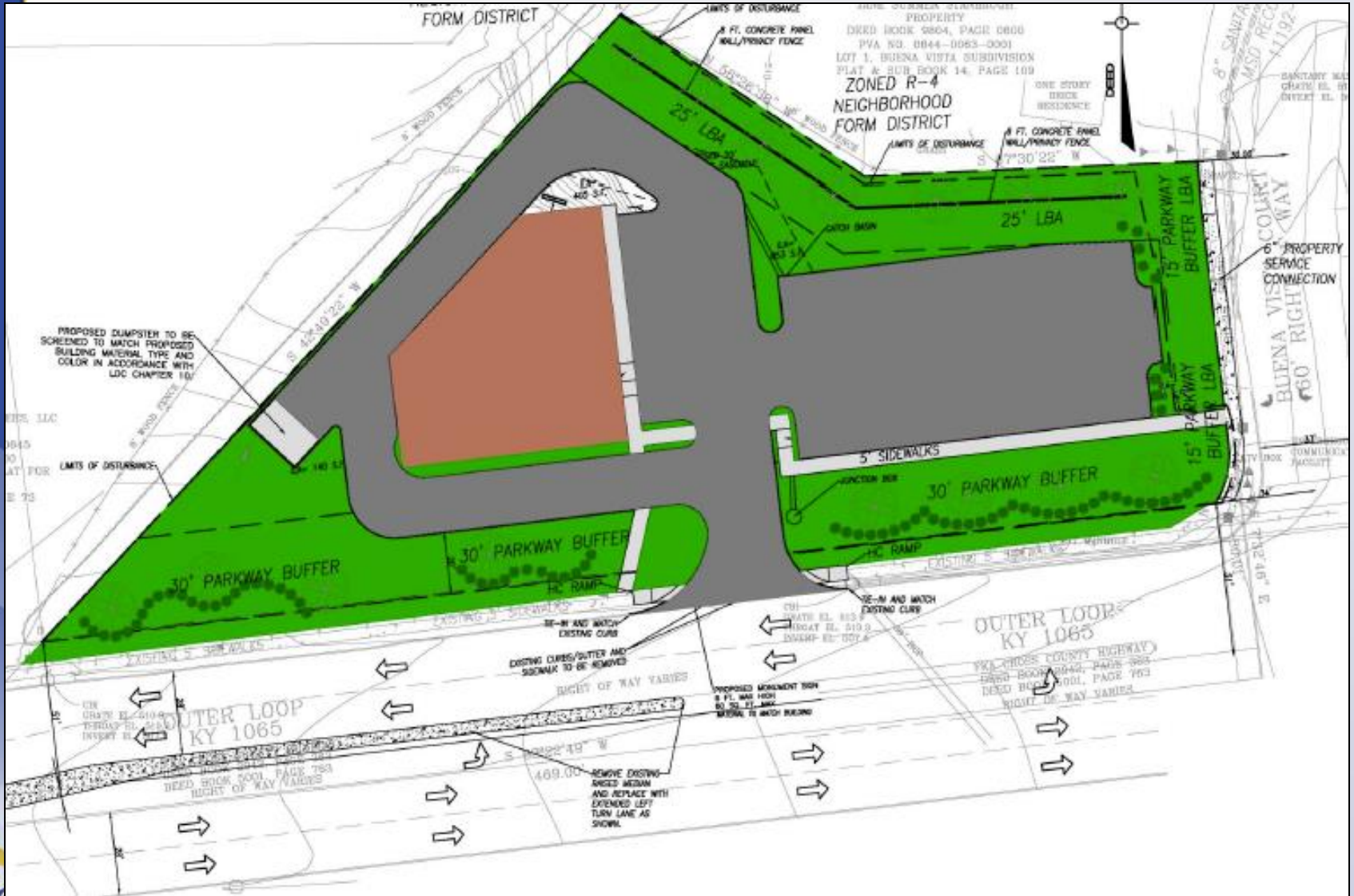
# Site Photos-Surrounding Areas



# Applicant's Development Plan



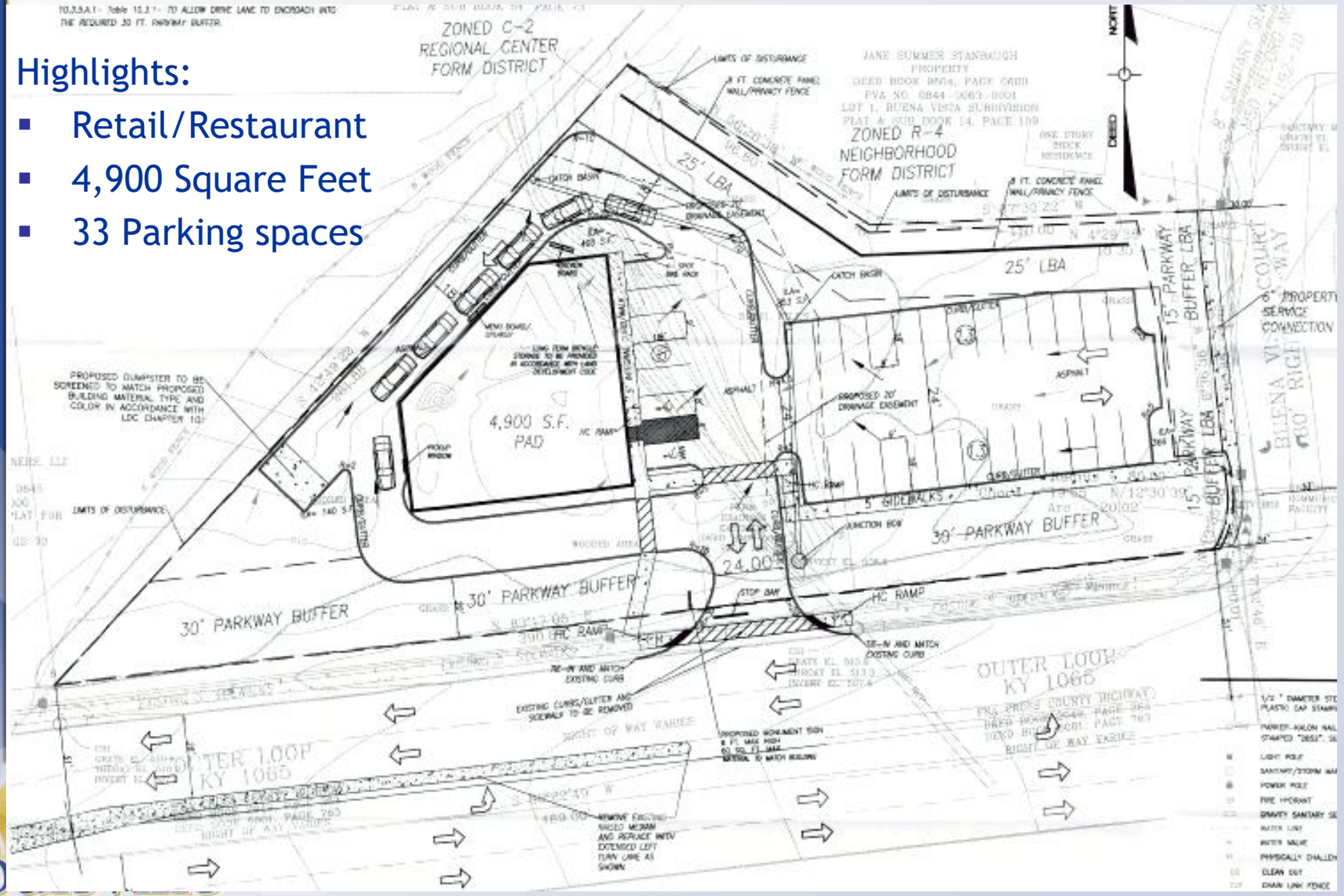
# Applicant's Development Plan



# Applicant's Development Plan

## Highlights:

- Retail/Restaurant
- 4,900 Square Feet
- 33 Parking spaces



# PC Recommendation

- The Planning Commission conducted two public hearings: 10/17/2016 and 1/18/2017
- Nine people spoke in opposition at the 10/17/2016 meeting
- 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-5 to C-1 by a vote of 5-1 (6 members voted)