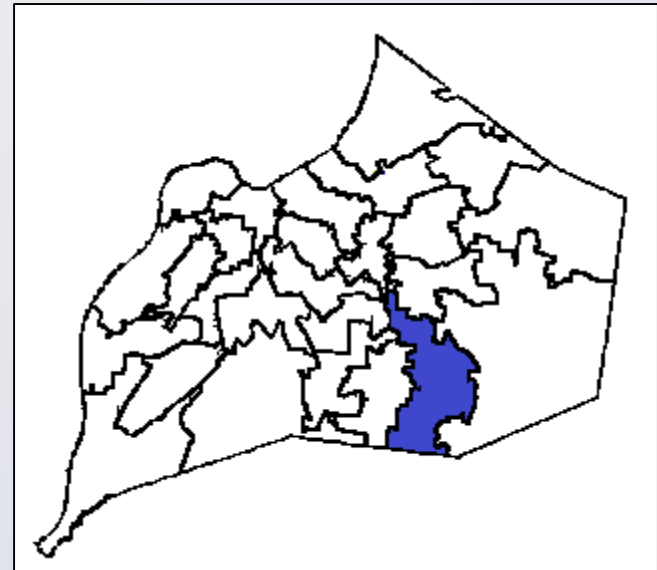
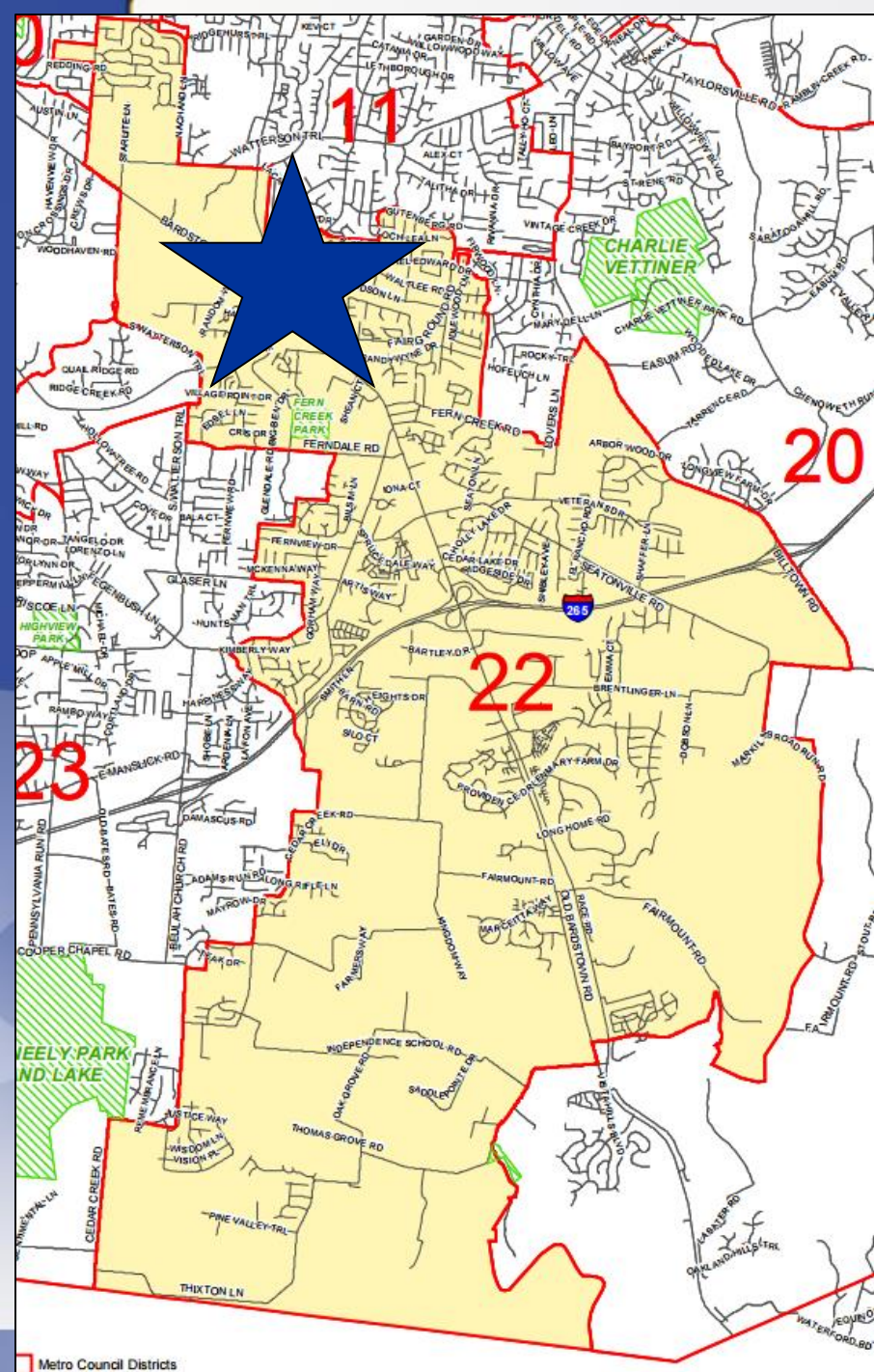


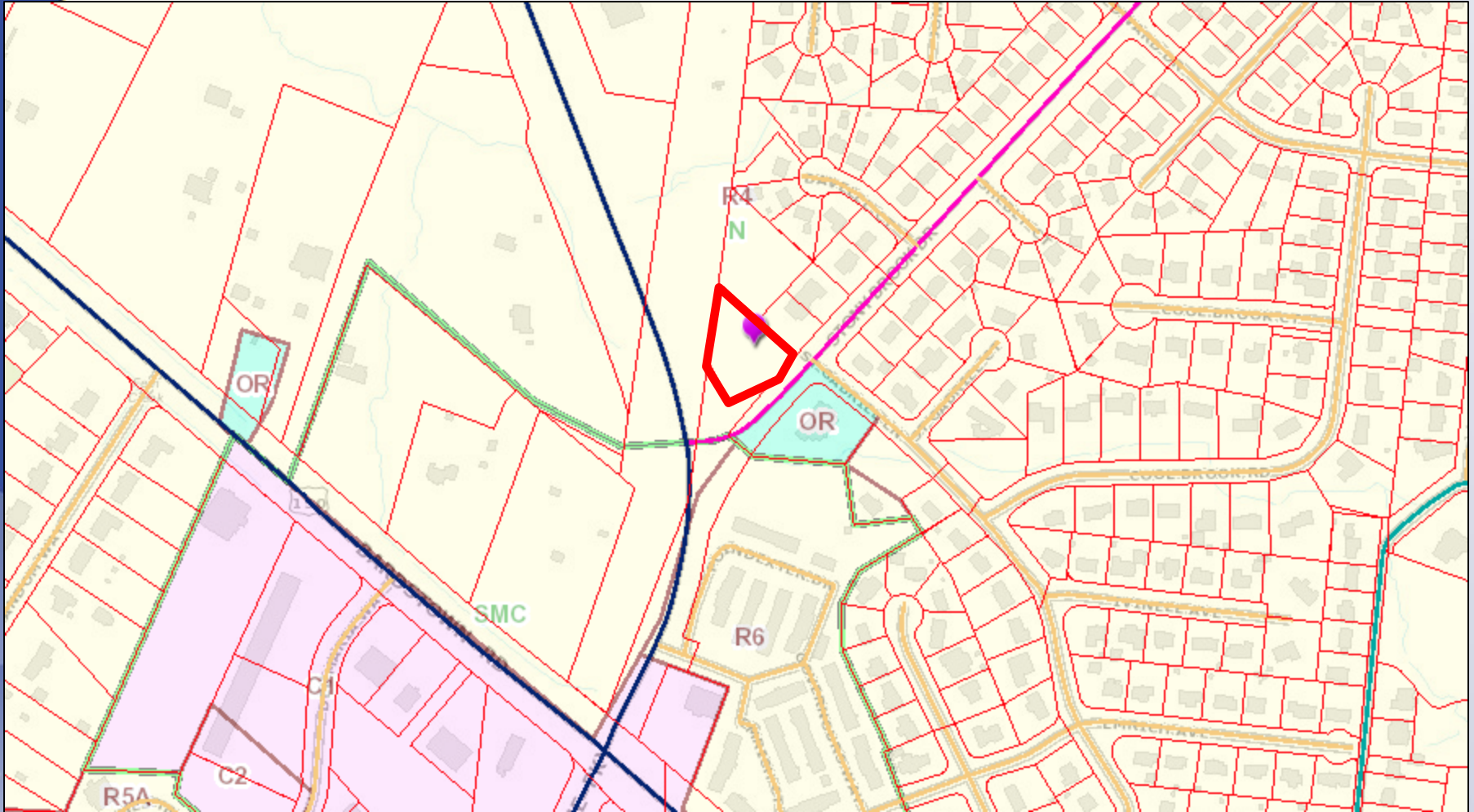
18ZONE1089 STONY BROOK OFFICES



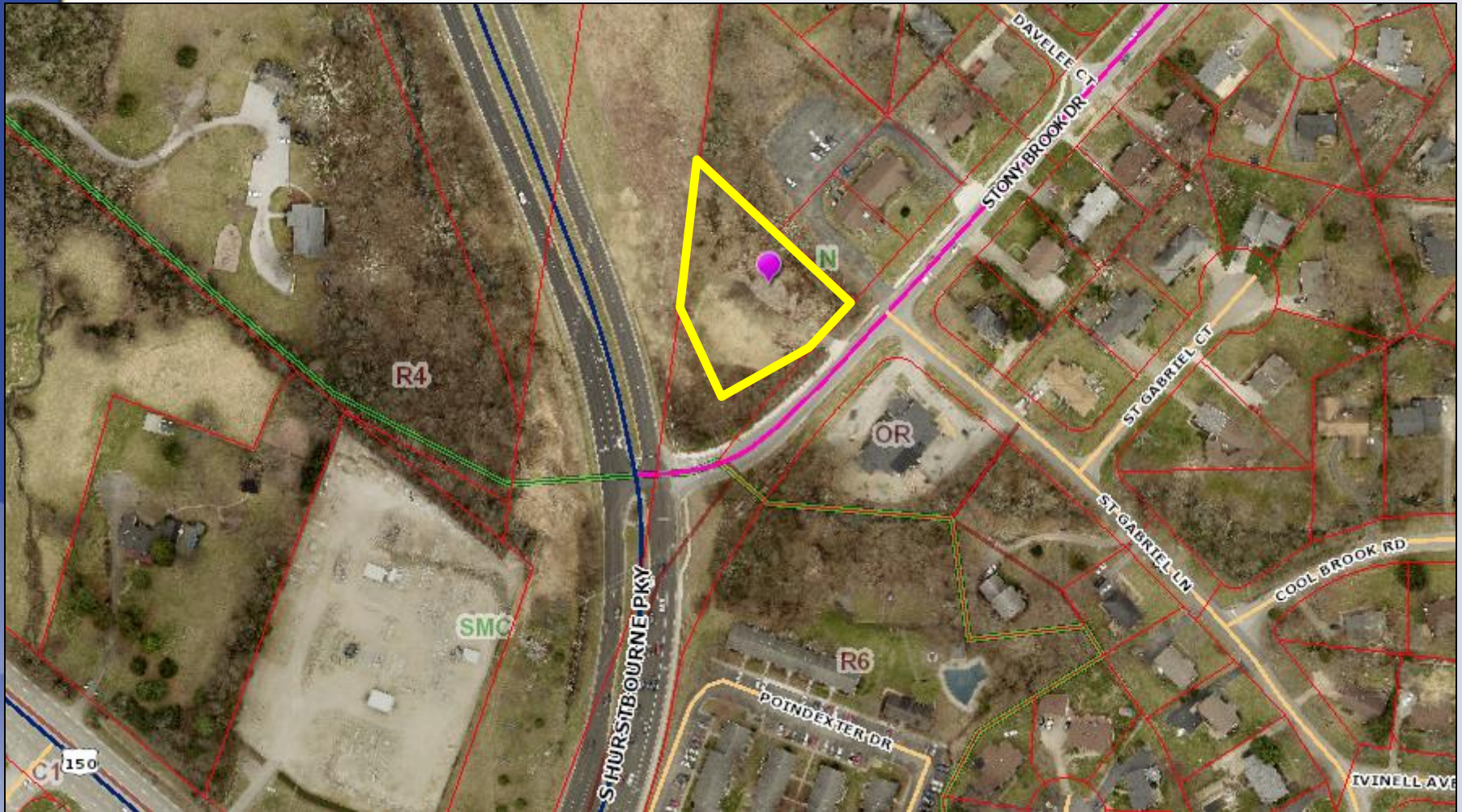
Planning & Zoning Committee
September 22, 2020



**5206 Stony Brook Drive
District 22 - Robin Engel**



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



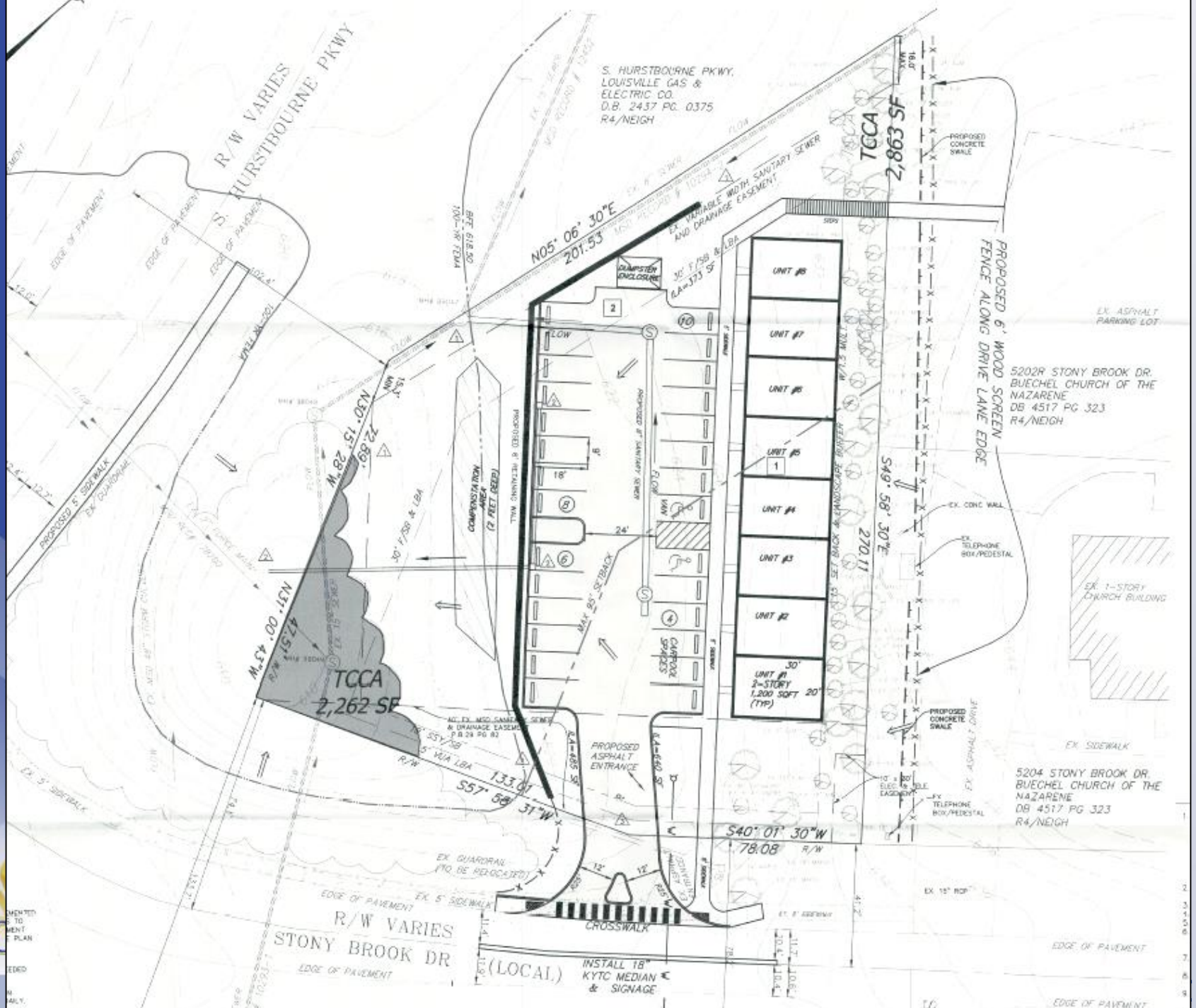
Existing: Vacant
Proposed: Office

Requests

- Change-in-Zoning from R-4 to OR-1 on 0.83 acre
- Variance from Table 5.3.2 to allow structure to exceed maximum setback along a parkway
- Waiver from 10.2.4.B.1 to allow VUA and retaining wall to encroach into a required LBA
- Detailed District Development Plan with Binding Elements

Case Summary

- 8 two-story townhome-style offices
- 9,600 sf
- 28 parking spaces provided on-site



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Renderings



Public Meetings

- Neighborhood Meeting held on 1/31/2019
 - 5 people attended the meeting.
- LD&T meeting on 6/25/2020
- Planning Commission public hearing on 8/20/2020
 - Two people spoke in opposition.
 - Motion to recommend approval of the change in zoning from R-4 to R-5 passed by a vote of 9-0.