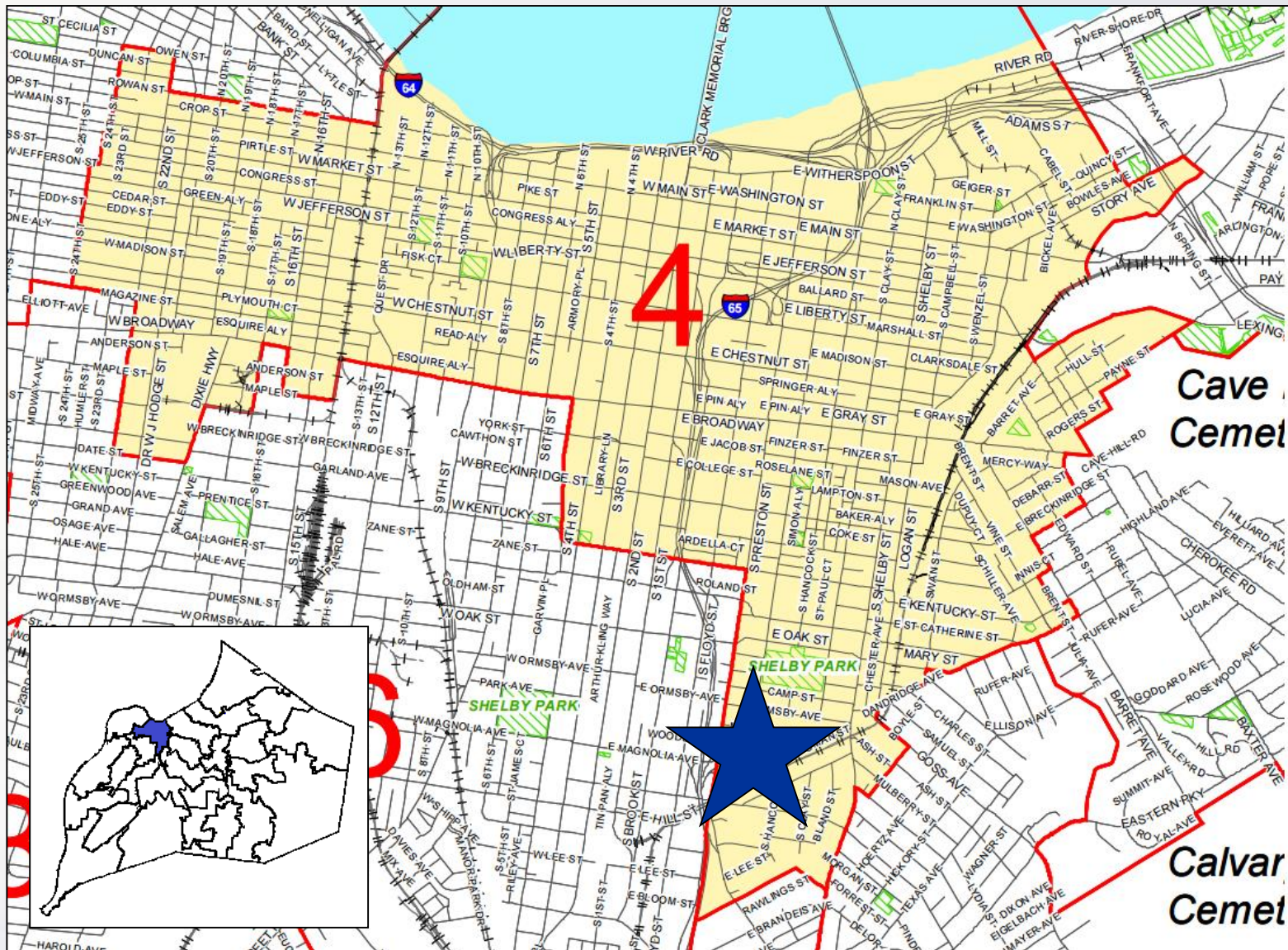


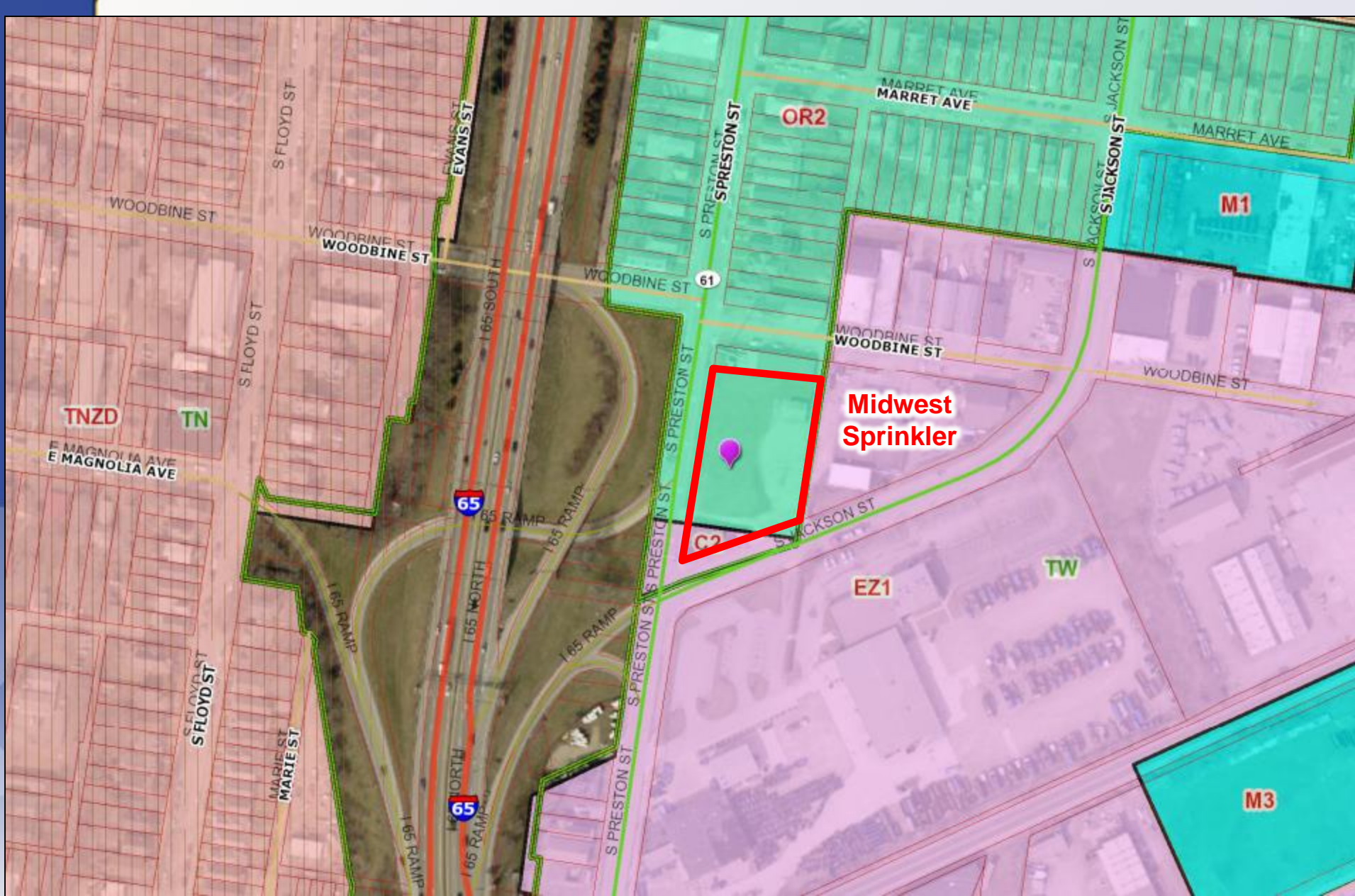
18ZONE1080
MIDWEST SPRINKLER CORP.



Planning & Zoning Committee
June 4, 2019



1375 S. Preston Street
District 4 - Barbara Sexton Smith





Site Context



Requests

- Form district change from Traditional Neighborhood to Traditional Workplace
- Zoning change from C-2 and OR-2 to EZ-1
- Variances:
 1. Variance from 5.2.5.C.3.c to allow a structure to encroach into the required 20' rear yard setback (13' variance)
 2. Variance from 5.5.1.A.2 to allow a structure on a corner lot to exceed the maximum allowable setback of 5' as shown on the development plan
- Waivers:
 1. Waiver from 5.5.5.A.1 to not screen an accessory structure from the adjacent public street
 2. Waiver from 10.2.4 to not provide required landscape buffer and required plant material on the north property

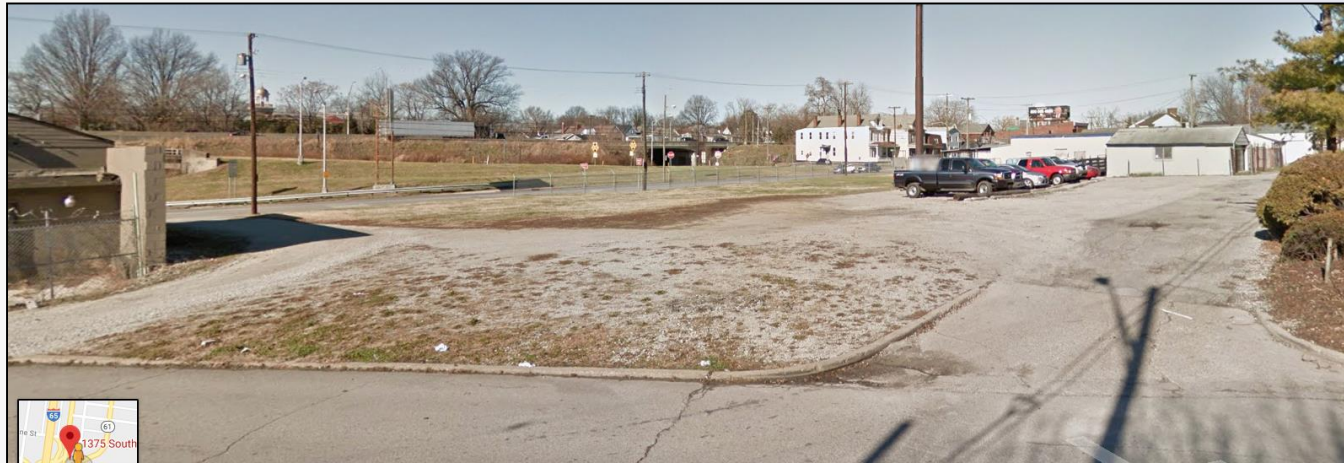
Requests

- Request to amend restriction:
 1. 2.6.1.A.1 states: All uses other than uses permitted in the C-2 and M-1 districts shall observe a 200-foot setback from any residential use not zoned EZ-1 or to the first street intersection, whichever is less. The Planning Commission may amend this restriction if it finds, following a public hearing with notice to residential property owners within said distance, that the proposed use will conform to a general district development plan with binding elements and conforms to the Comprehensive Plan.
- Detailed District Development Plan with Binding Elements

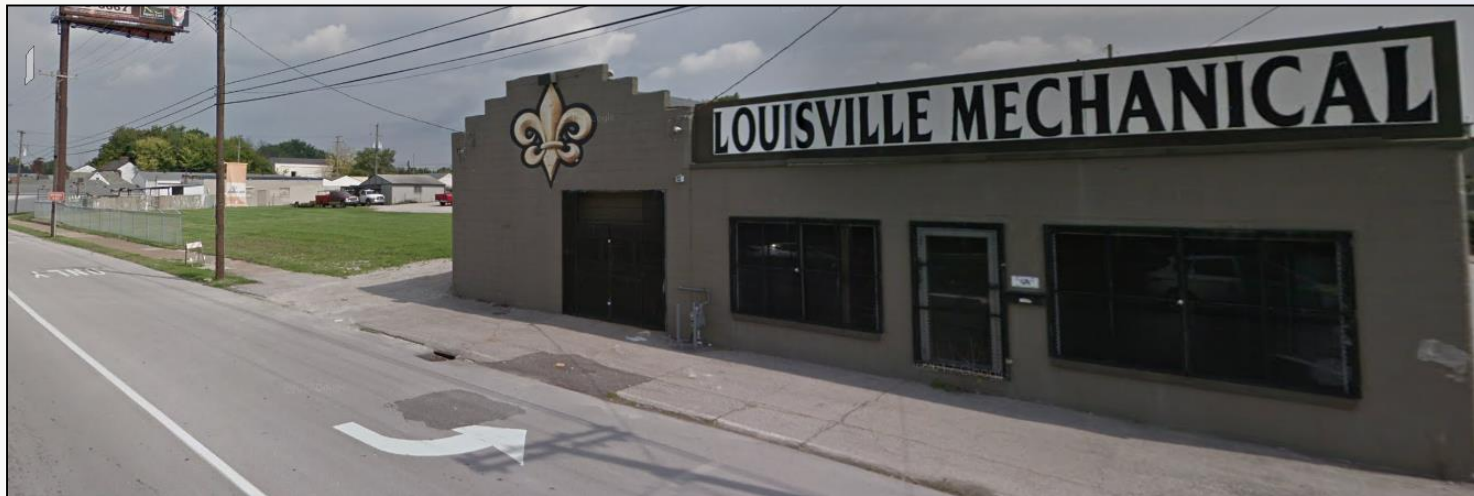
Case Summary

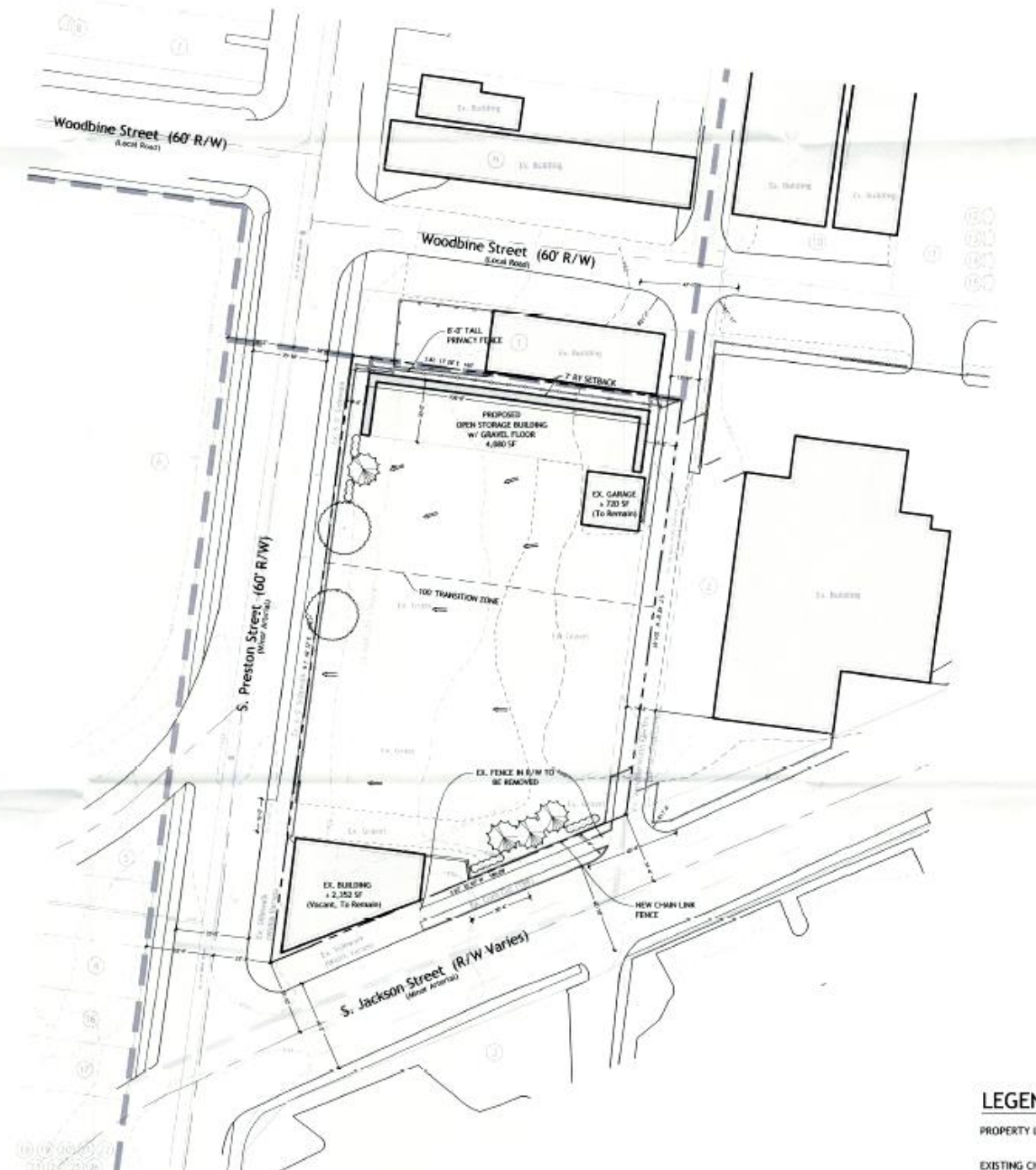
- Rezoning approximately 0.91 acre
- Existing structures to remain
- Three-sided storage building proposed at the north of the property
- Existing business is located immediately to the east

Site Photos-Subject Property



Site Photos-Subject Property





Public Meetings

- Neighborhood Meeting on 1/15/2019
 - Conducted by the applicant.
- LD&T meeting on 3/28/2019
- Planning Commission public hearing on 4/18/2019
 - No one spoke in opposition.
 - The Commission recommended approval of the zoning map amendment from C-2 & OR-2 to EZ-1 and change in Form District from Traditional Neighborhood to Traditional Workplace with a vote of 6-0 (four members were not present).