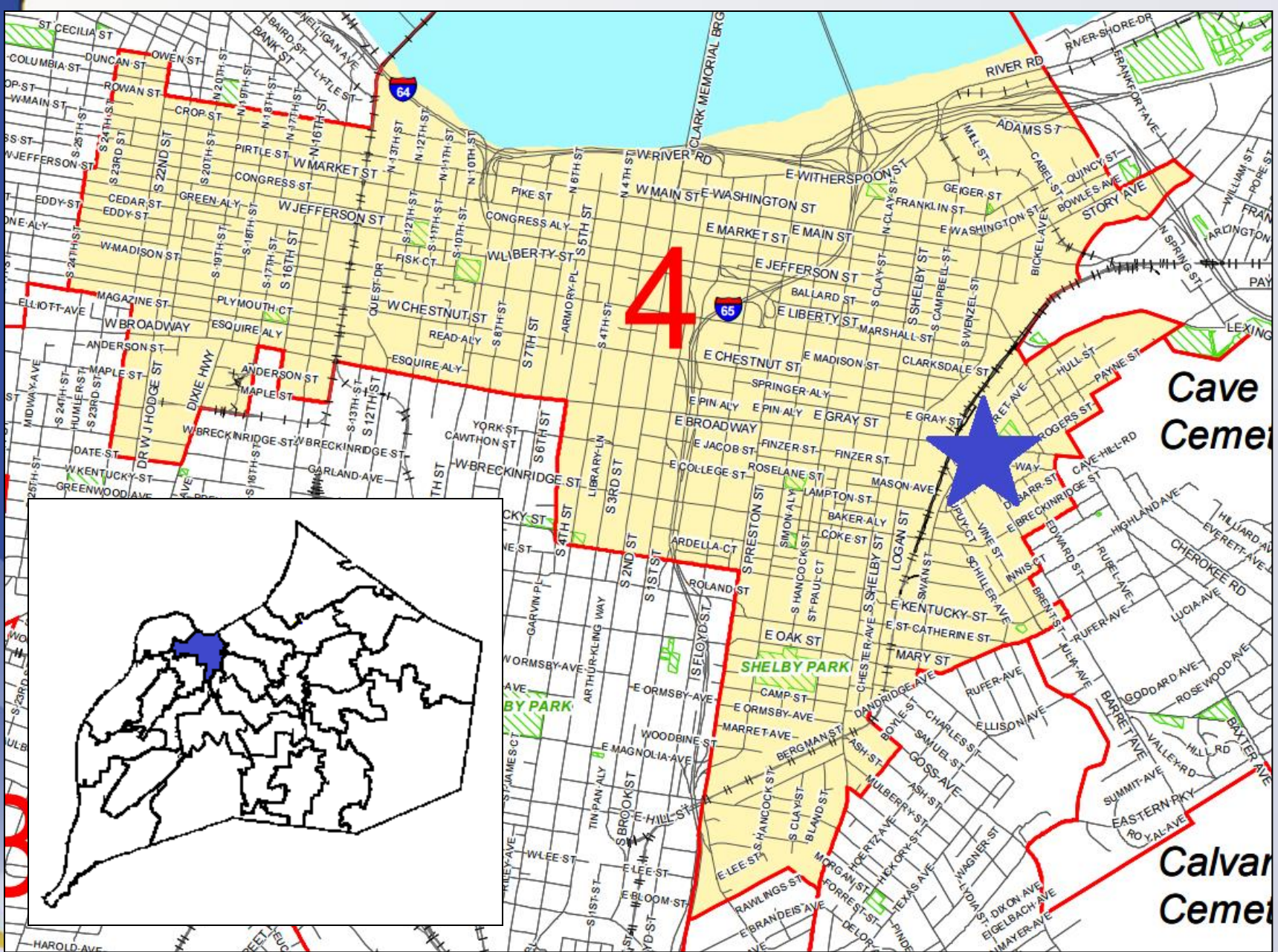


16ZONE1057

Tri-Village Storage



Planning/Zoning, Land Design & Development
February 14, 2017



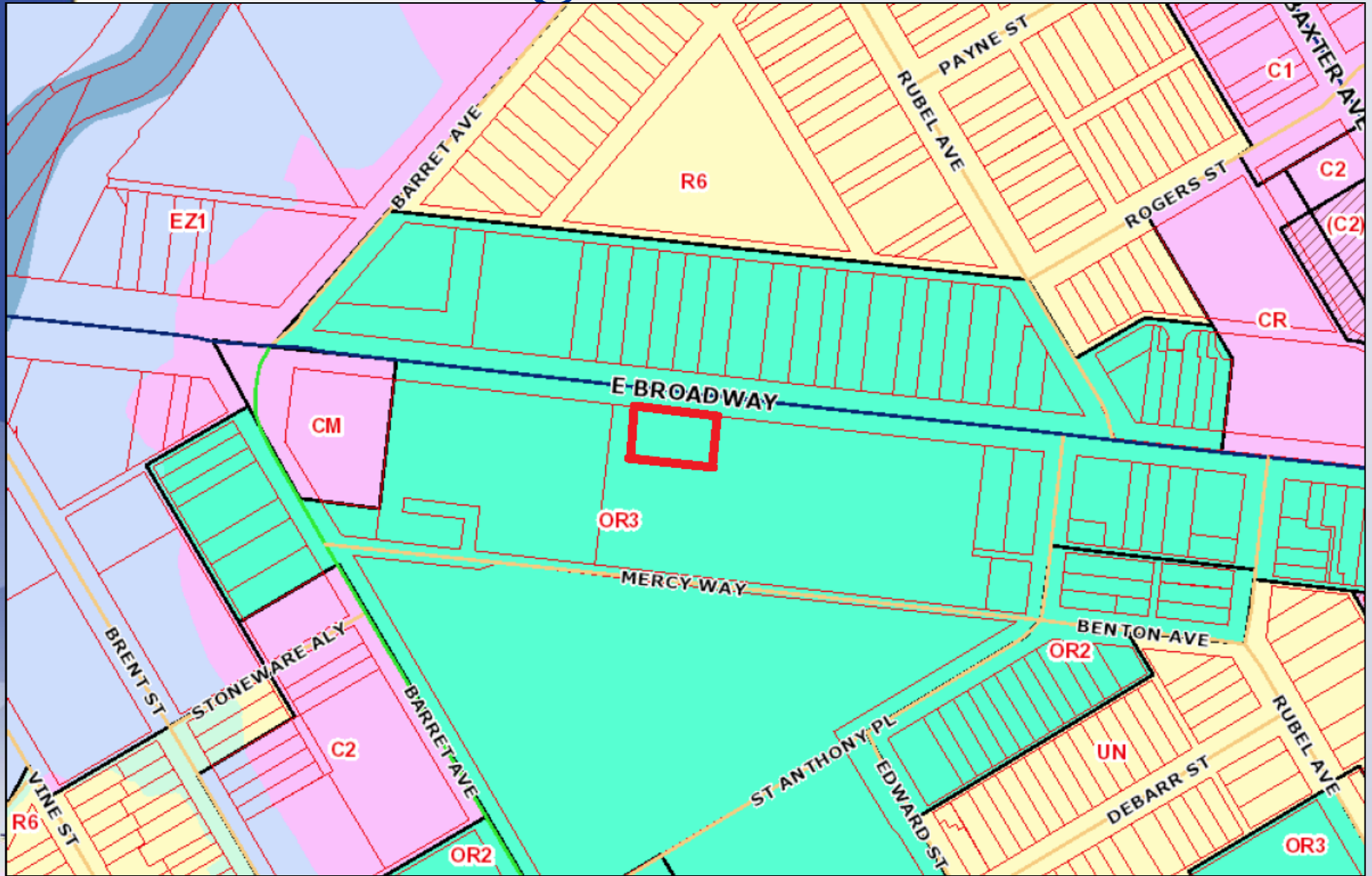
Request(s)

- Zone Change from OR-3 Office/Residential to C-2
- Conditional Use Permit for mini-warehouses (LDC4.2.35)
- Approval of Revised Detailed District Development Plan (RDDDP)
 - Waivers of landscaping requirements for north, south and east property lines

Case Summary / Background

- Site located in Traditional Marketplace Corridor form district along a Major Arterial
- Proposal re-uses existing structure with minor addition to accommodate enclosed stairwell
- Existing structure is 24,100 sq ft; stairwell adds 1,032 sq ft
- Mini-warehouses will be accessed for loading/unloading through the existing parking garage
- Site is located adjoining or near 475 apartments currently under construction
- Minor plat created lot lines which coincide with south and east sides of structure (2016)

Zoning/Form Districts



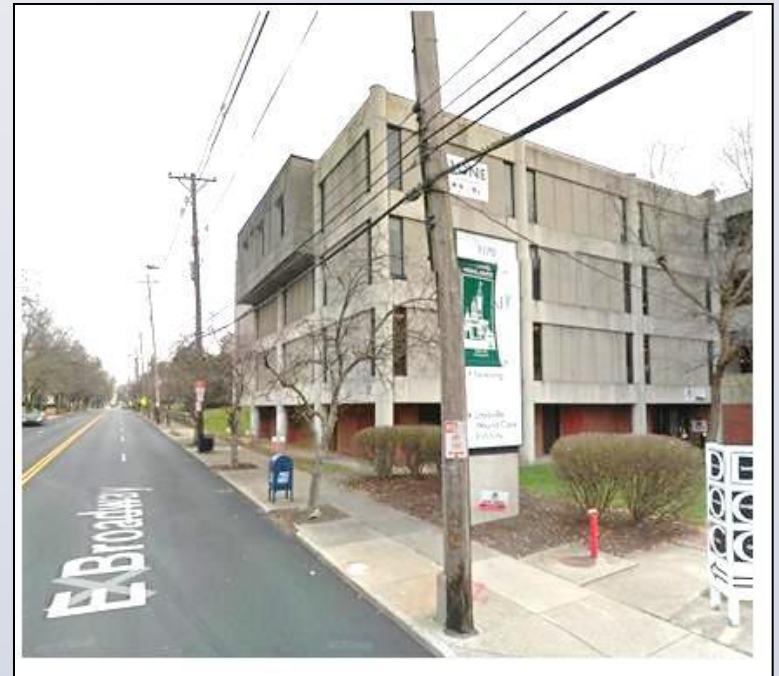
Aerial Photo/Land Use



Site Photos - Subject Property



1170 E. Broadway looking west

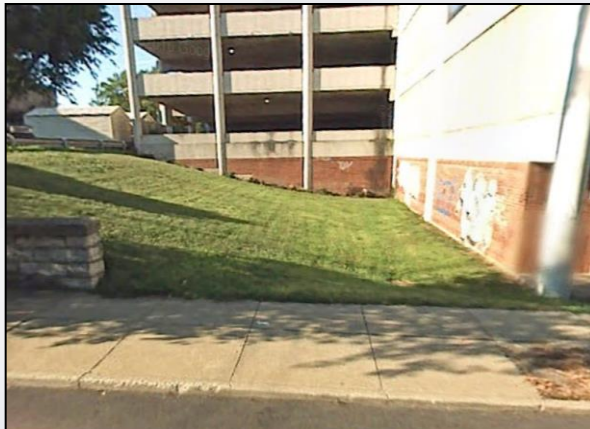


1170 E. Broadway looking east

Site Photos – Subject Property



Aerial view showing garage

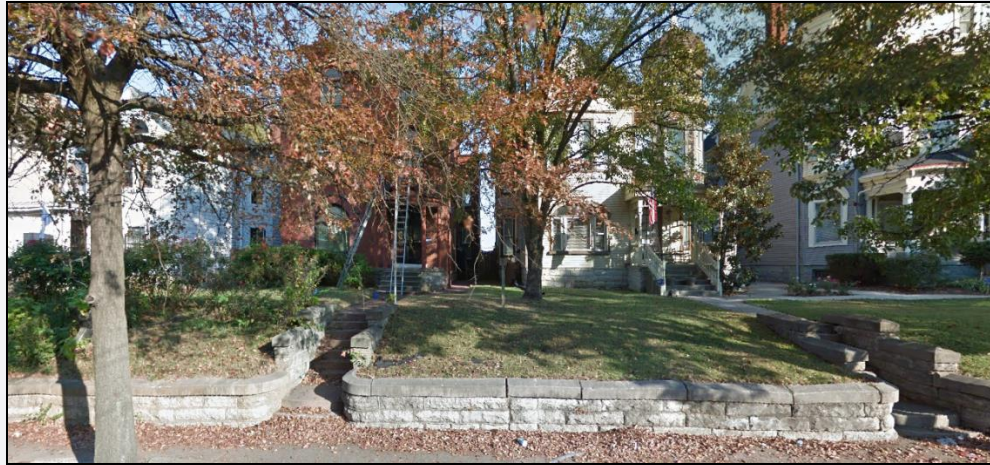


East property line with garage at rear



West property line with garage at rear

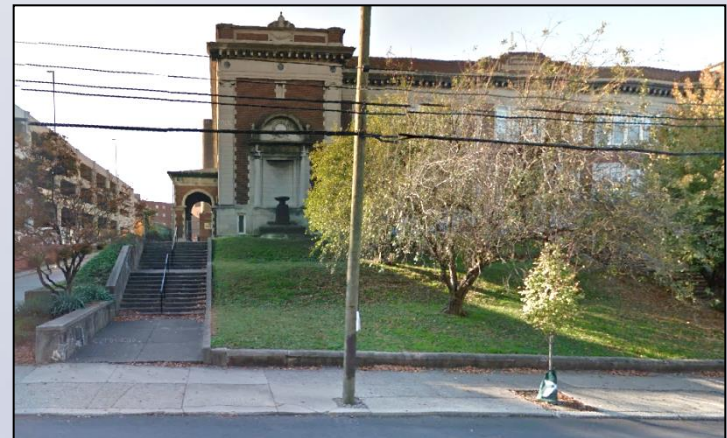
Site Photos – Adjoining Properties



North across Broadway



East property line



West property line

Applicant's Development Plan





SW 7053
Adaptive Shade

246-C5

SW 7069
Iron Ore

251-C7

SW 2837
Aurora Brown

BREXTON™

PC Recommendation

- Public Hearing was held on 1/19/2017
- 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 OR-3 to C-2 by a vote of 7-0 (7 members voted)