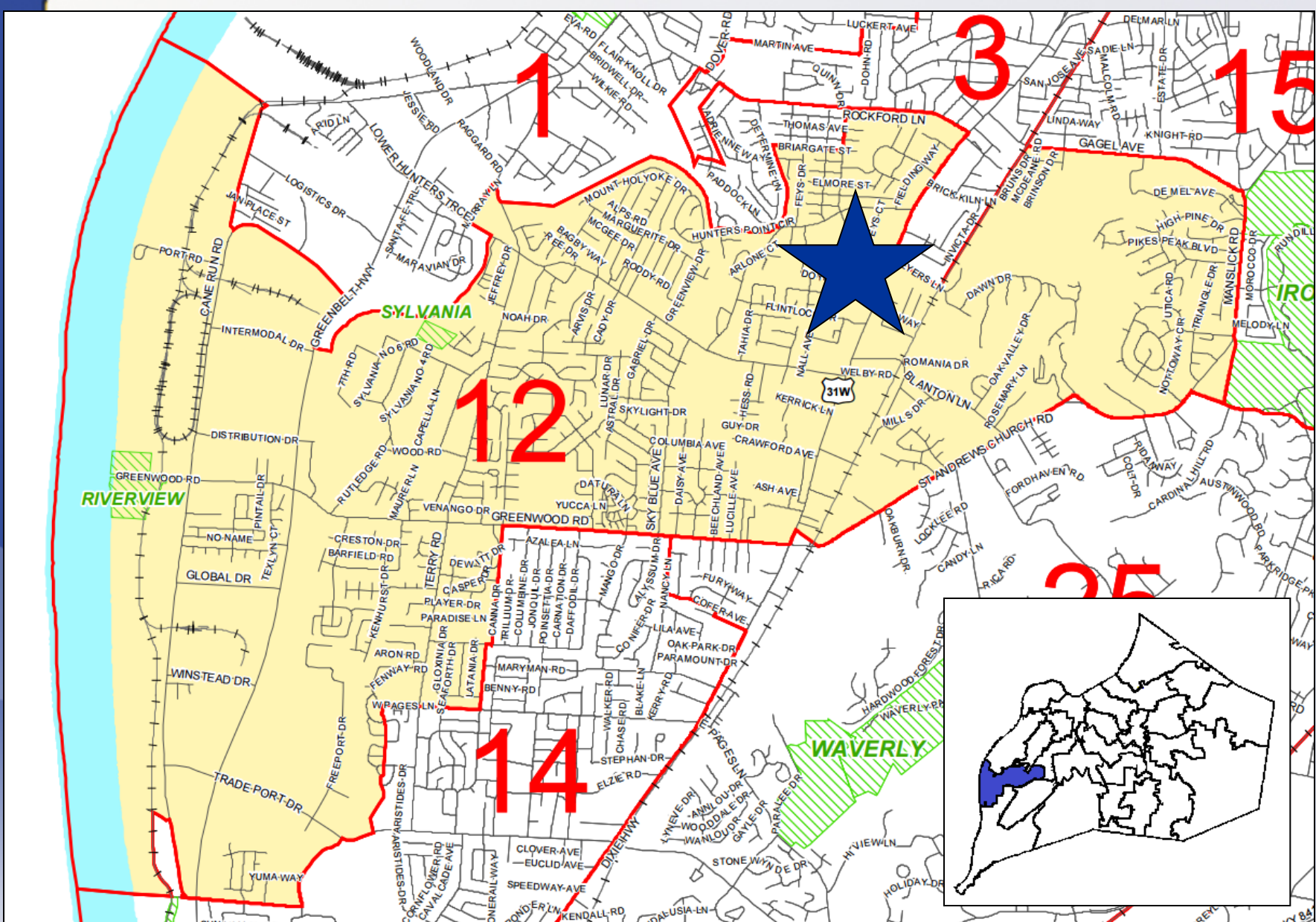


# 18ZONE1010

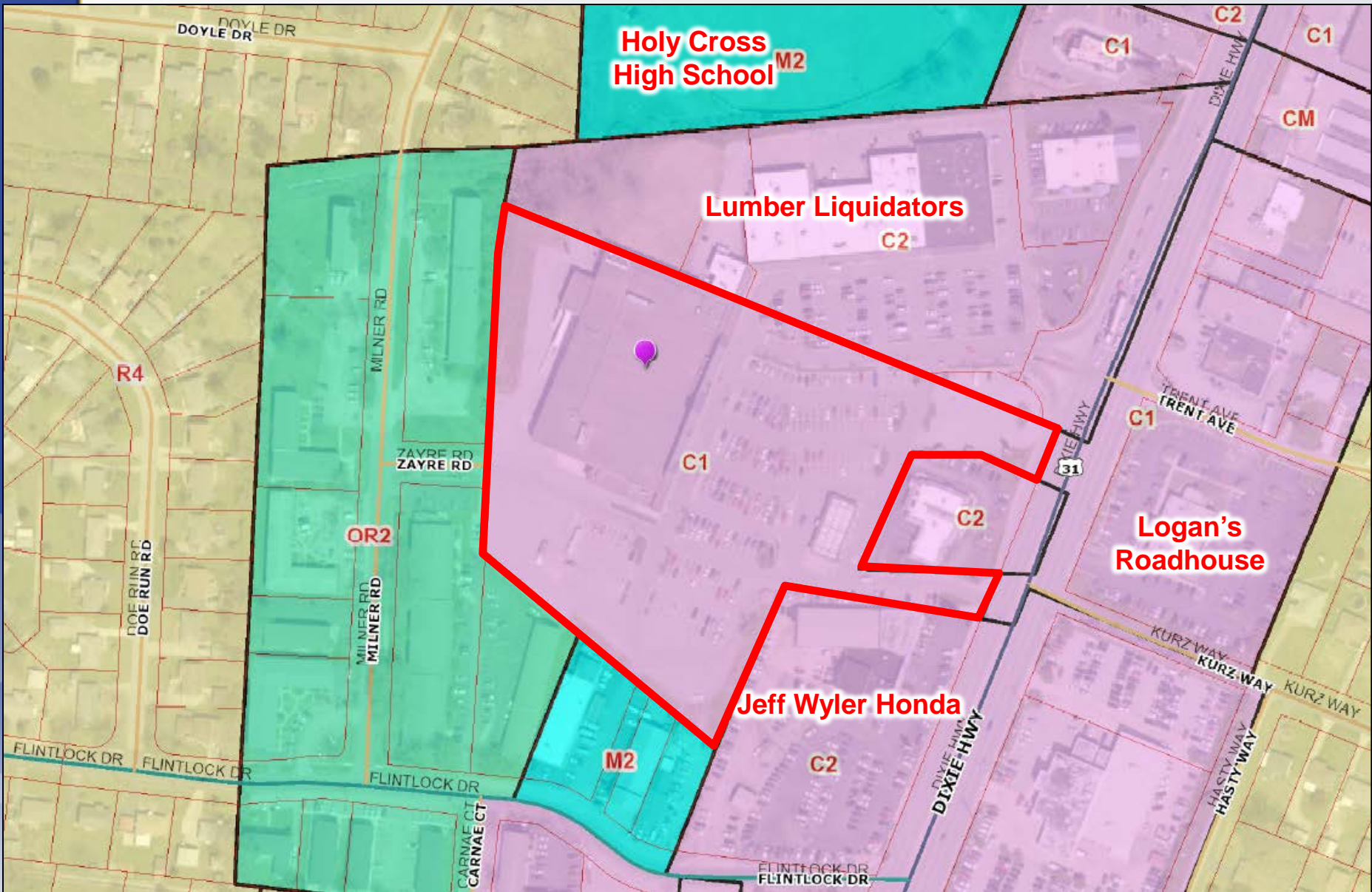
## JEFF WYLER AUTO



**Planning, Zoning & Annexation Committee**  
**July 31, 2018**











# Request(s)

- Change in zoning from C-1 to C-2
- Detailed District Development Plan



# Case Summary / Background

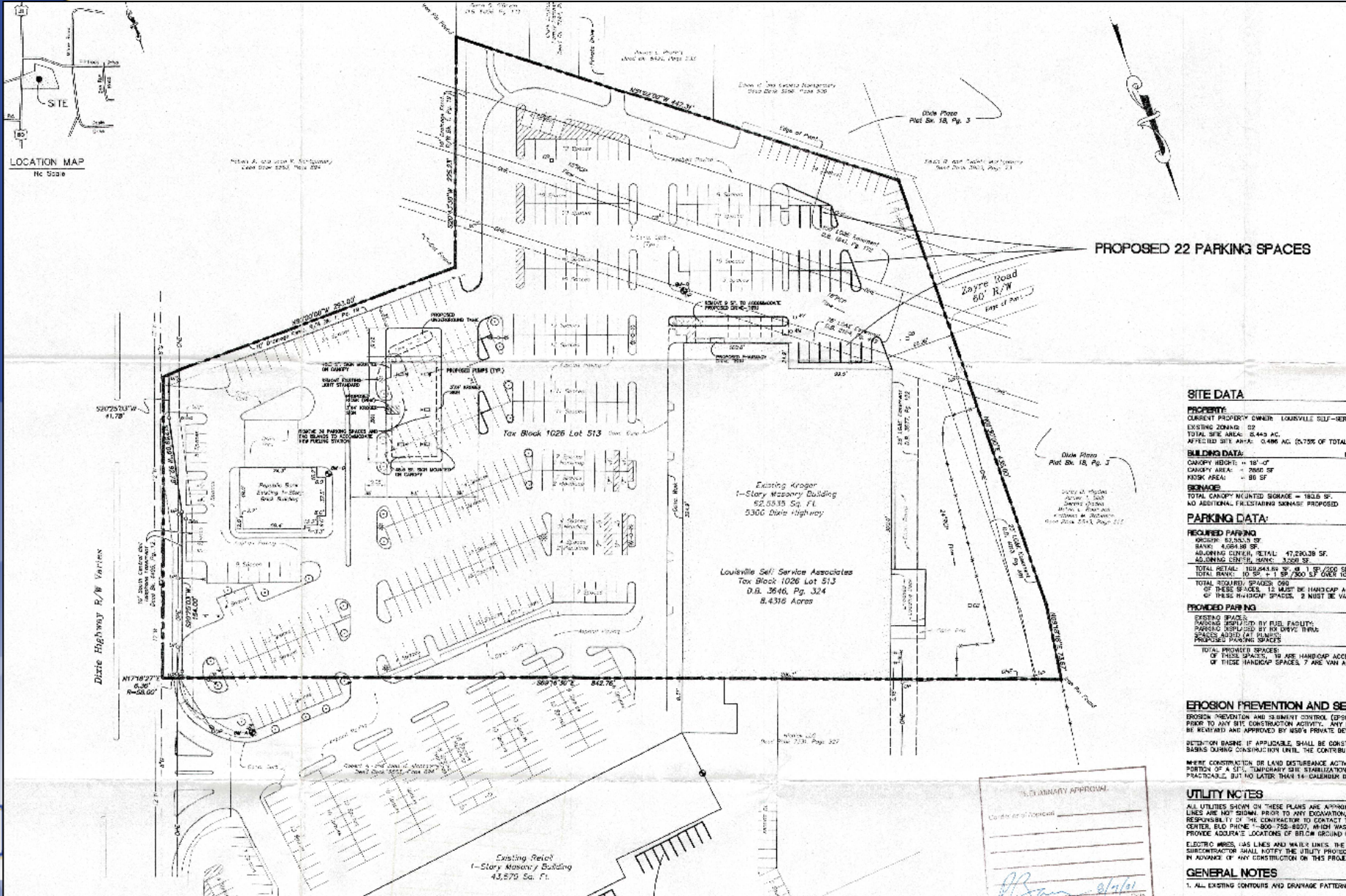
- Remodel a 64,845 square foot former Kroger
- Proposed auto sales facility
- 14 service bays proposed
- Indoor display and sales areas
- Existing bank outlot not included
- 409 parking spaces
- Two access points along Dixie Hwy.

# Site Photos-Subject Property

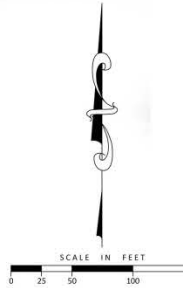




# 9-43-01 Development Plan







- LEGEND**
- ZONE
  - ZONING BOUNDARY & CLASS
  - FORM DISTRICT CLASSIFICAT
  - EXISTING INTERMEDIATE CONT
  - EXISTING INDEX CONTOUR
  - EXISTING OVERHEAD UTILITY
  - EXISTING STORM SEWER & C
  - EXISTING SANITARY SEWER &
  - EXISTING WATERMAIN
  - EXISTING GAS MAIN
  - INTERIOR LANDSCAPED AREA

| MAXIMUM BASIS                    | MAXIMUM SPACES ALLOWED | SPACES PROVIDED                   |
|----------------------------------|------------------------|-----------------------------------|
| A/BAY (EXCLUDING BAY SPACES)     | 73.0                   | 38                                |
| 1 / SERVICE EMPLOYEE             | 25.0                   | 25                                |
| 1/150 SQ FT                      | 28.0                   | 17                                |
| 1/150 SQ FT                      | 264.3                  | 159                               |
| 1/5,000 SQ FT                    | 13.0                   | 30                                |
| 1/200 SQ FT                      | 23.4                   | 20                                |
| <b>MAXIMUM ALLOWABLE SPACES:</b> | <b>426</b>             | <b>230 TOTAL PROVIDED*</b>        |
|                                  |                        | <b>214 OUTDOOR DISPLAY SPACES</b> |
|                                  |                        | <b>464 TOTAL PARKING SPACES*</b>  |

\*INCLUDES 12 HANDICAP SPACES OF WHICH 4 ARE ACCESSIBLE





NEW FRONT ELEVATION

SCALE: 3/32" = 1'-0"



# Public Meetings

- Neighborhood Meeting on 2/19/2018
  - Conducted by the applicant, 4 people attended the meeting
- LD&T meeting on 6/14/2018
- Planning Commission public hearing on 7/5/2018
  - No one spoke in opposition.
  - The Commission recommended approval of the change in zoning from C-1 to C-2 with a vote of 8-0 (one member was not present).