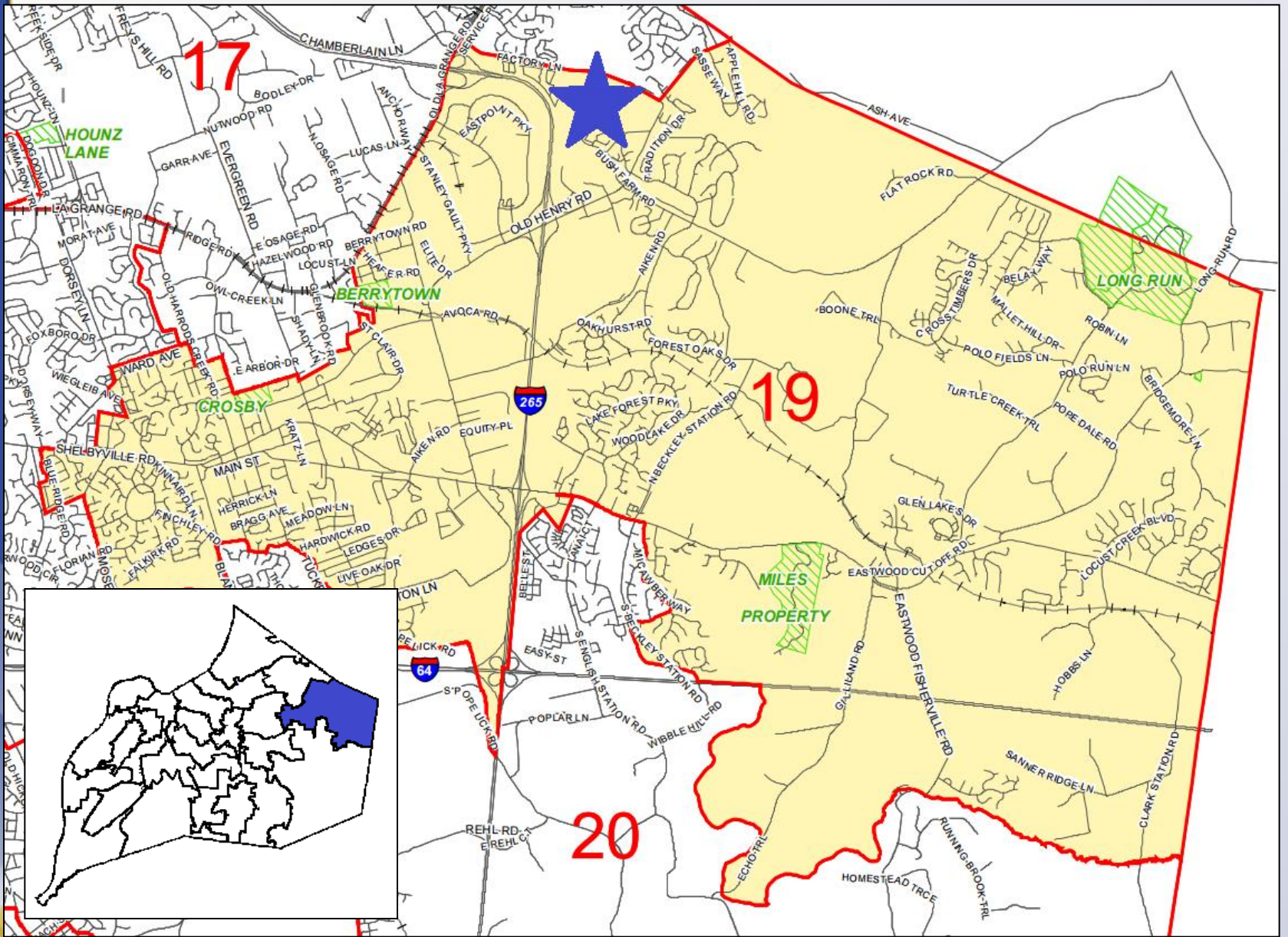


16ZONE1019

St. Joseph's Property



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



Request(s)

- Change in zoning from R-4 and PEC to OR-3 and C-2
- Variance from 5.3.1.C and 5.3.4.D.4 to permit the building heights not to exceed 53' in both the Neighborhood Form and Suburban Workplace Form
- General District Development Plan/Preliminary Subdivision Plan

Case Summary / Background

- 11 lot subdivision
- Multi-family, retail, vehicle sales, restaurant, a theater, and a grocery are the expected uses
- Bush Farm Road extension to Terra Crossing
- Terra Crossing Blvd. extension to Factory Lane
- A portion of the site permits a minimum building height of 45' while the SWFD permits 50'

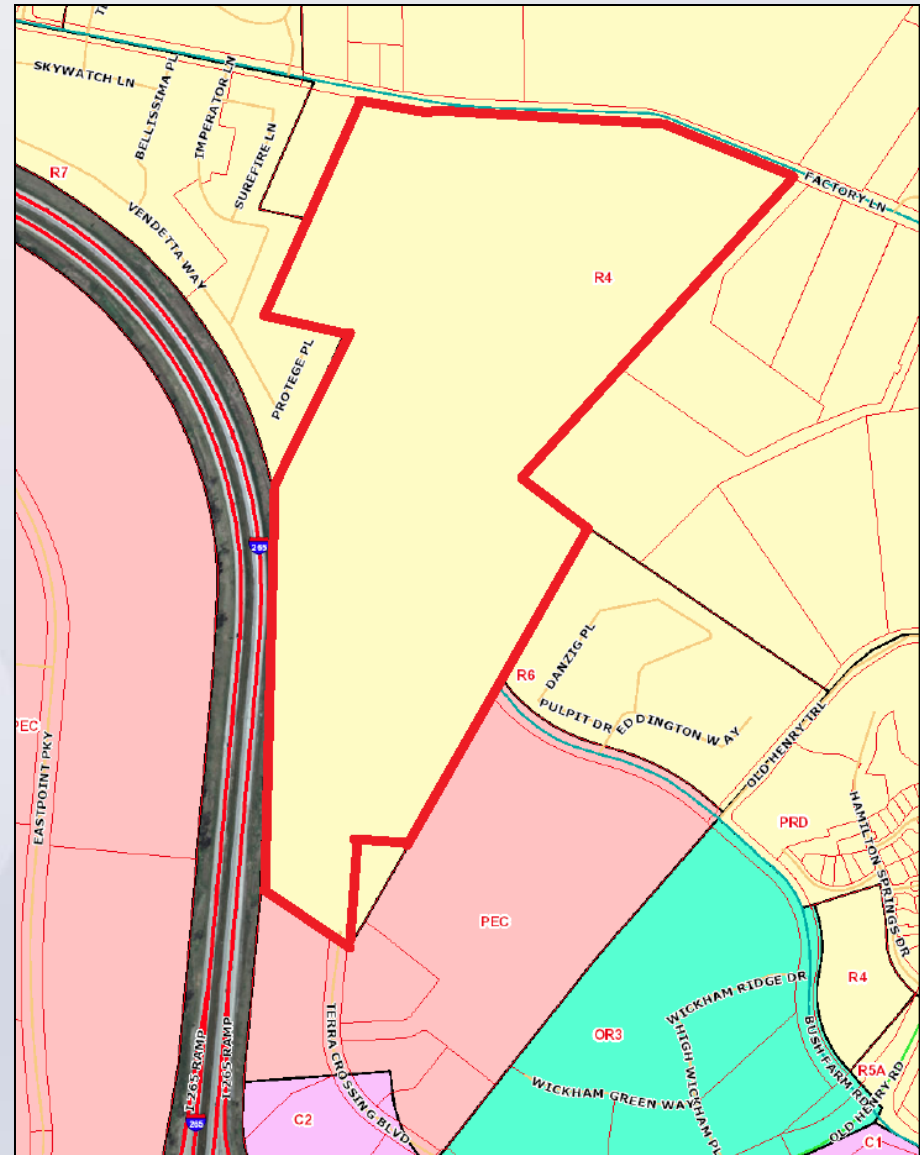
Zoning/Form Districts

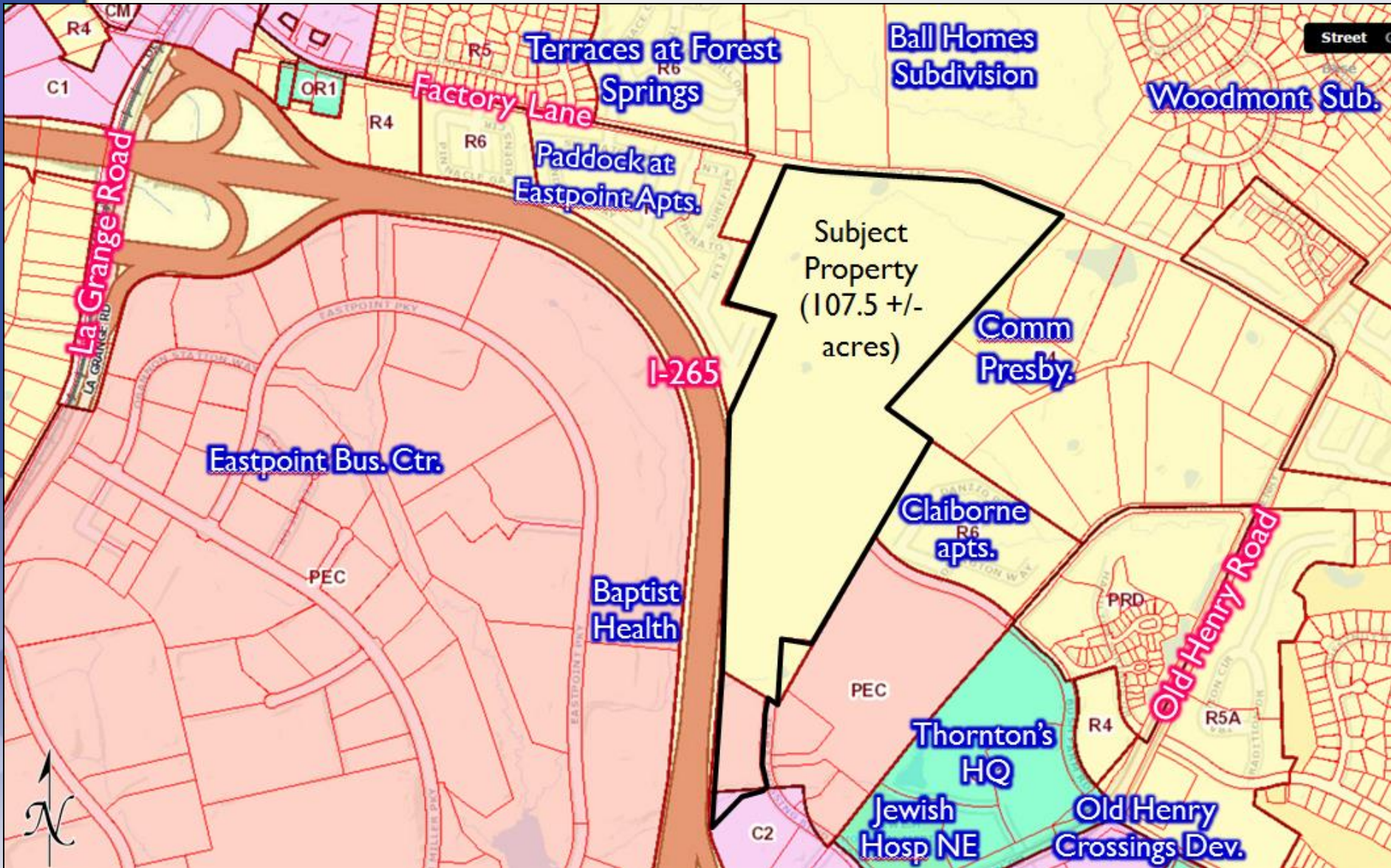
Subject Property:

- Existing: R-4 & PEC/N & SW
- Proposed: OR-3 & C-2/N & SW

Adjacent Properties:

- North: R-4/N
- South: PEC/SW
- East: R-4, R-6 & PEC/N & SW
- West: R-4, R-7 & PEC/N & SW





Aerial Photo/Land Use

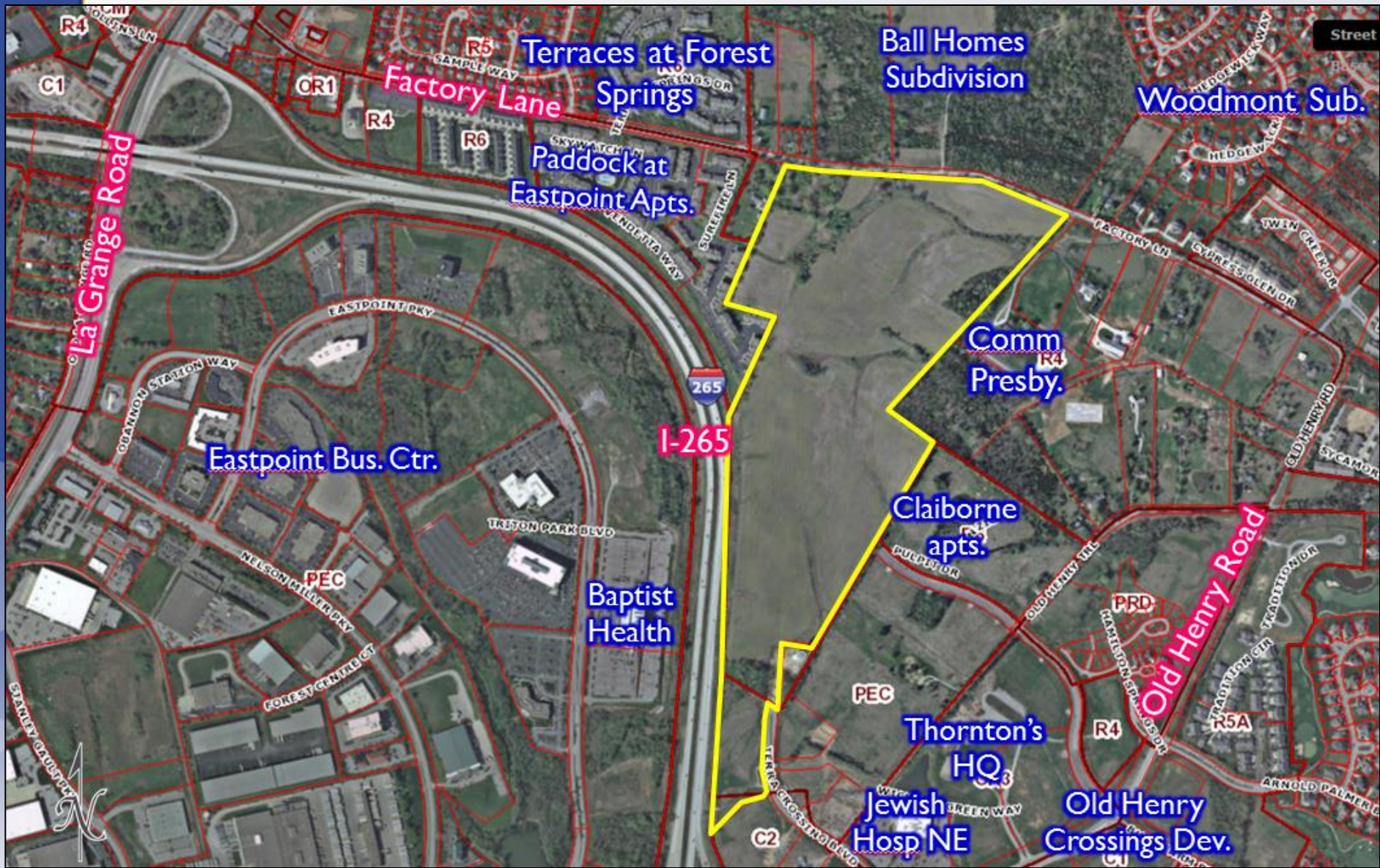
Subject Property:

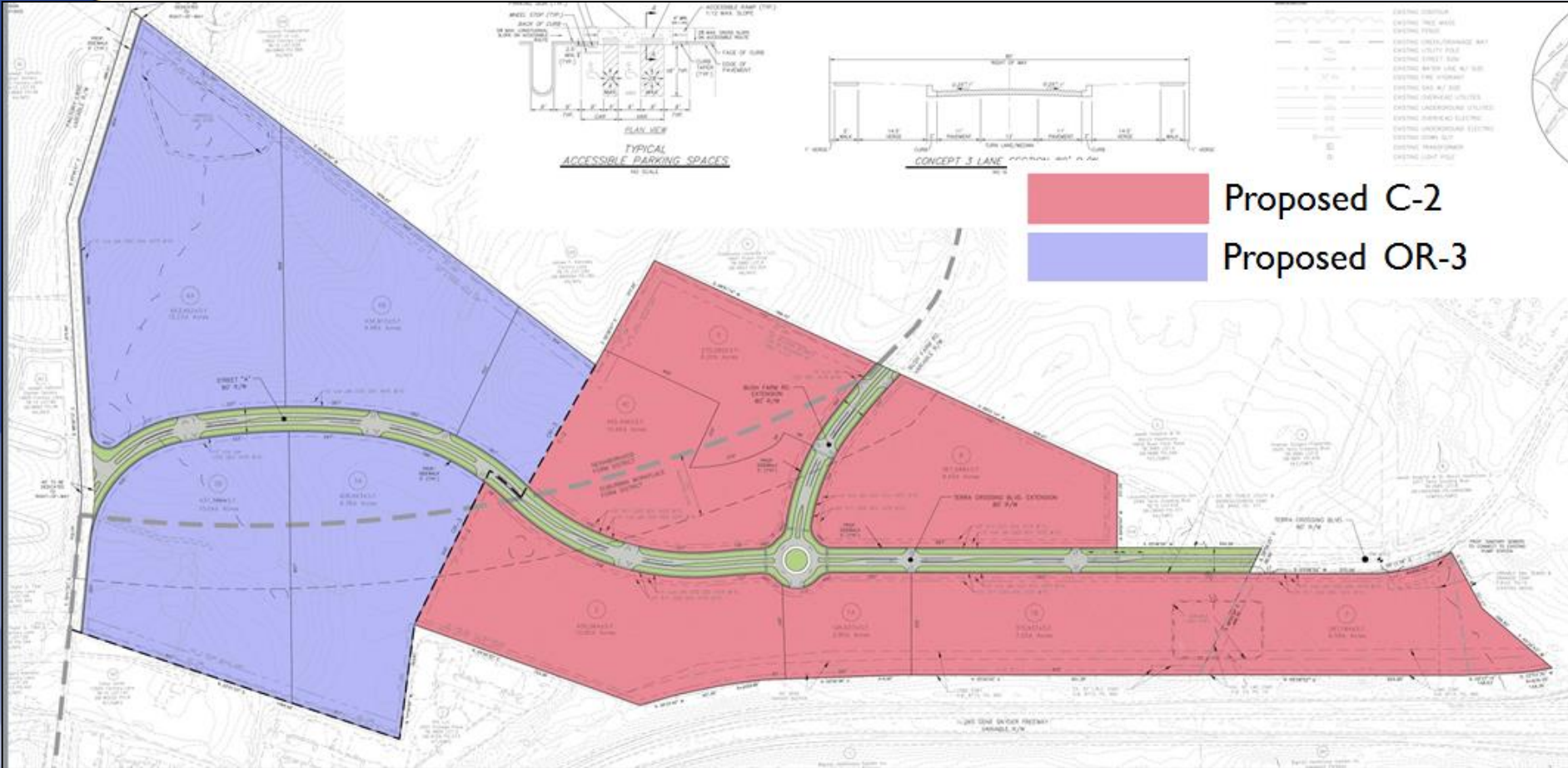
- Existing: Vacant
- Proposed: Mixed Use

Adjacent Properties:

- North: Single Family Residential
- South: Vacant
- East: Single Family Residential, Multi-Family Residential
- West: Single Family Residential, Multi-Family Residential, Office/Industrial











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 R-4 and PEC to OR-3 and C-2 by a vote of 7-0 (7 members voted)