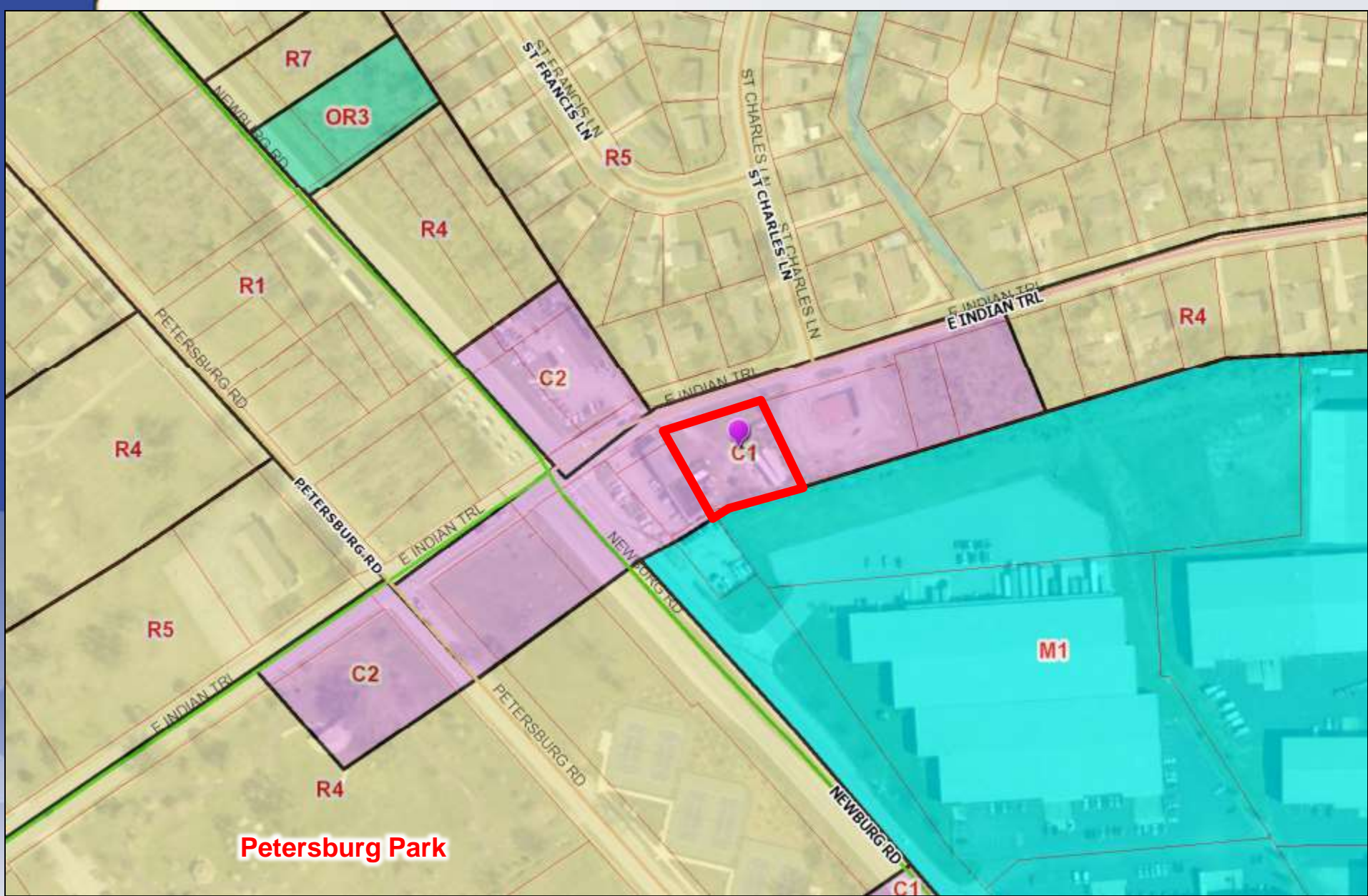


18ZONE1065
SILVER HAWK TRUCKING



Planning & Zoning Committee
April 30, 2019



Petersburg Park



Existing: Truck Parking
Proposed: Truck Parking

Requests

- Change-in-Zoning from C-1 Commercial to M-2 Industrial on 0.42 acre
- Variance from Land Development Code (LDC) Section 5.3.1.C.5 to reduce the front yard setback
- Waivers
 - 1. Waiver of LDC Section 10.2 to omit the vehicle use area landscape buffer abutting E. Indian Trail
 - 2. Waiver of LDC Section 10.2 to omit the property perimeter landscape buffer along the east and west property lines.
- Detailed District Development Plan

Case Summary

- Proposed heavy truck parking and storage along a primary collector roadway in the Neighborhood Form District
- Surfaced with gravel and enclosed by an 8' metal-type fence with gate
- The M-2 Industrial district allows a wide range of manufacturing, warehousing, and outdoor storage.





2016



2018

E INDIAN TRAIL - VARIABLE R/W
(COLLECTOR ROAD)

EX. UTILITY BOX

PROPOSED 5' SIDEWALK

EXISTING 8' SHEET METAL FENCE

10' R/Y & X/A LBA
(VARIANCE & WAIVER #2)

EXISTING SLIDING 8' CHAINLINK GATE - TO BE REMOVED

PROPOSED EDGE OF GRAVEL

PROPOSED SWALE

387

MAYA LLC
DB 9969 PG 907
C-1, NEIGHBORHOOD

EX. ASPHALT

EXISTING 8' SHEET METAL FENCE

PROPOSED ASPHALT APRON

15' LBA (SEE WAIVER #1)

S 26°33'20" E 130.85'

EXISTING GRAVEL LOT

9.11'
S 74°41'13" E

A/C

N 33°22'44" W 132.17'

15' LBA (SEE WAIVER #1)

EXISTING 1 STORY BRICK/BLOCK BUILDING

80

SILVER HAWK LLC
PARCEL 1, Tract 1
DB 11155 PG 792
C-1, NEIGHBORHOOD

NFD
SWFD

S 74°13'43" W 134.43'

EXISTING 6' CHAINLINK FENCE

N 41°58'44" W 122.16'

Public Meetings

- Neighborhood Meeting on 10/9/2018
 - Conducted by the applicant, No one attended the meeting
- LD&T meeting on 2/28/2019
- Planning Commission public hearing on 4/4/2019
 - No one spoke in opposition.
 - The Commission recommended approval of the change in zoning from C-1 to M-2 by a vote of 5-2 (three members were not present).