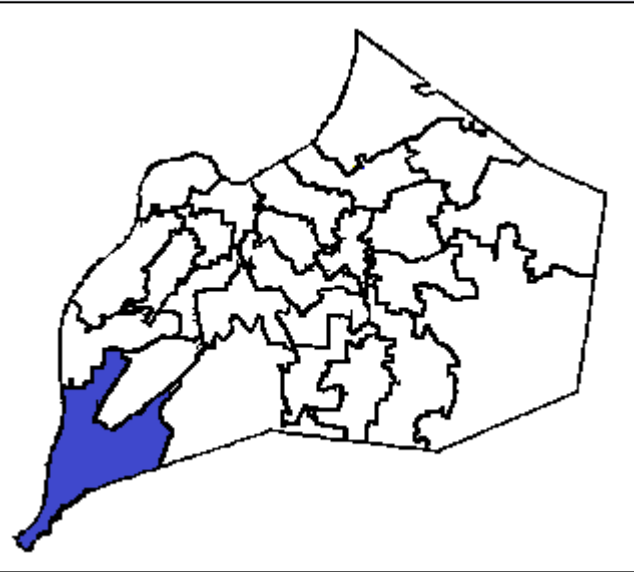
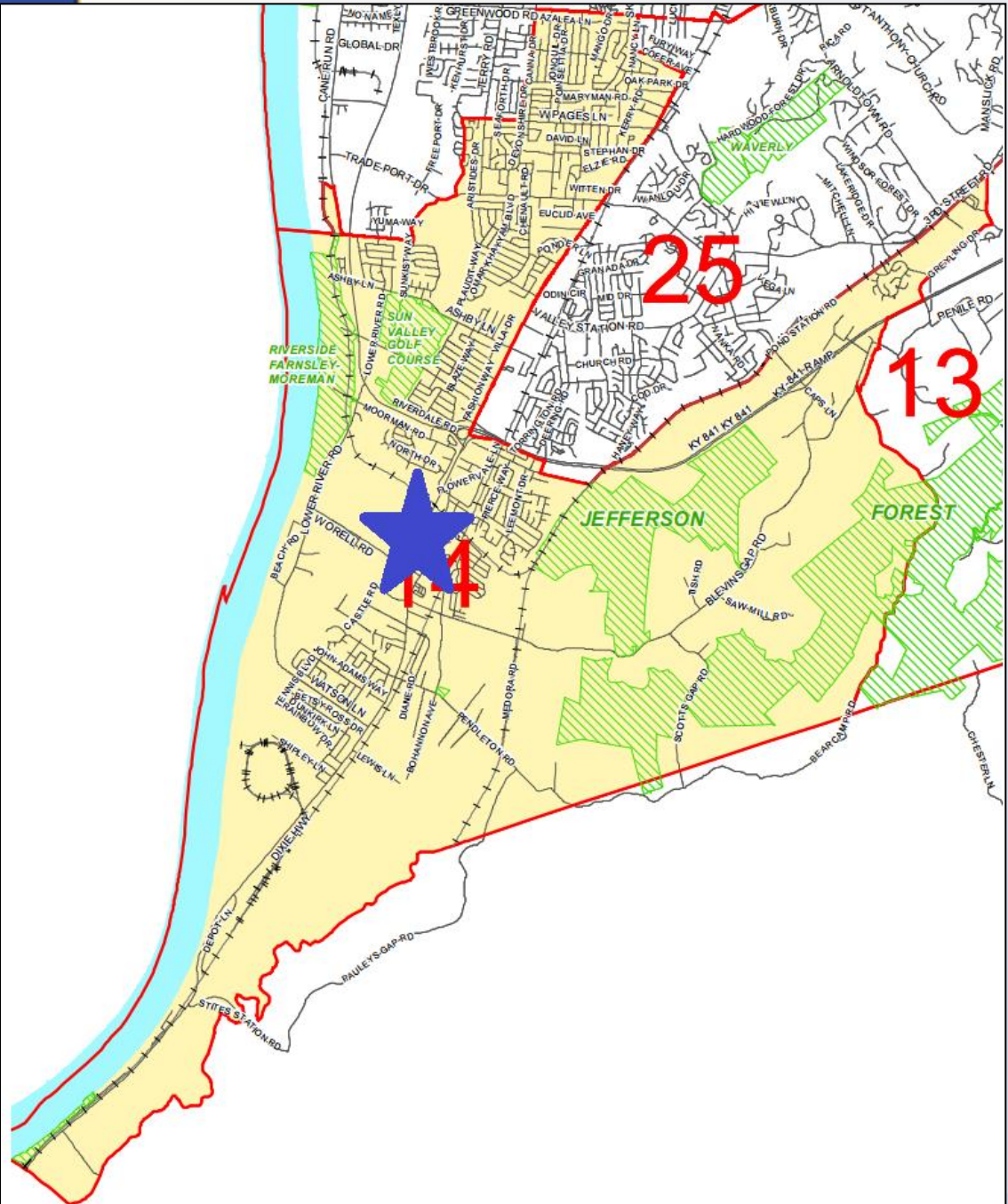


# 17ZONE1019

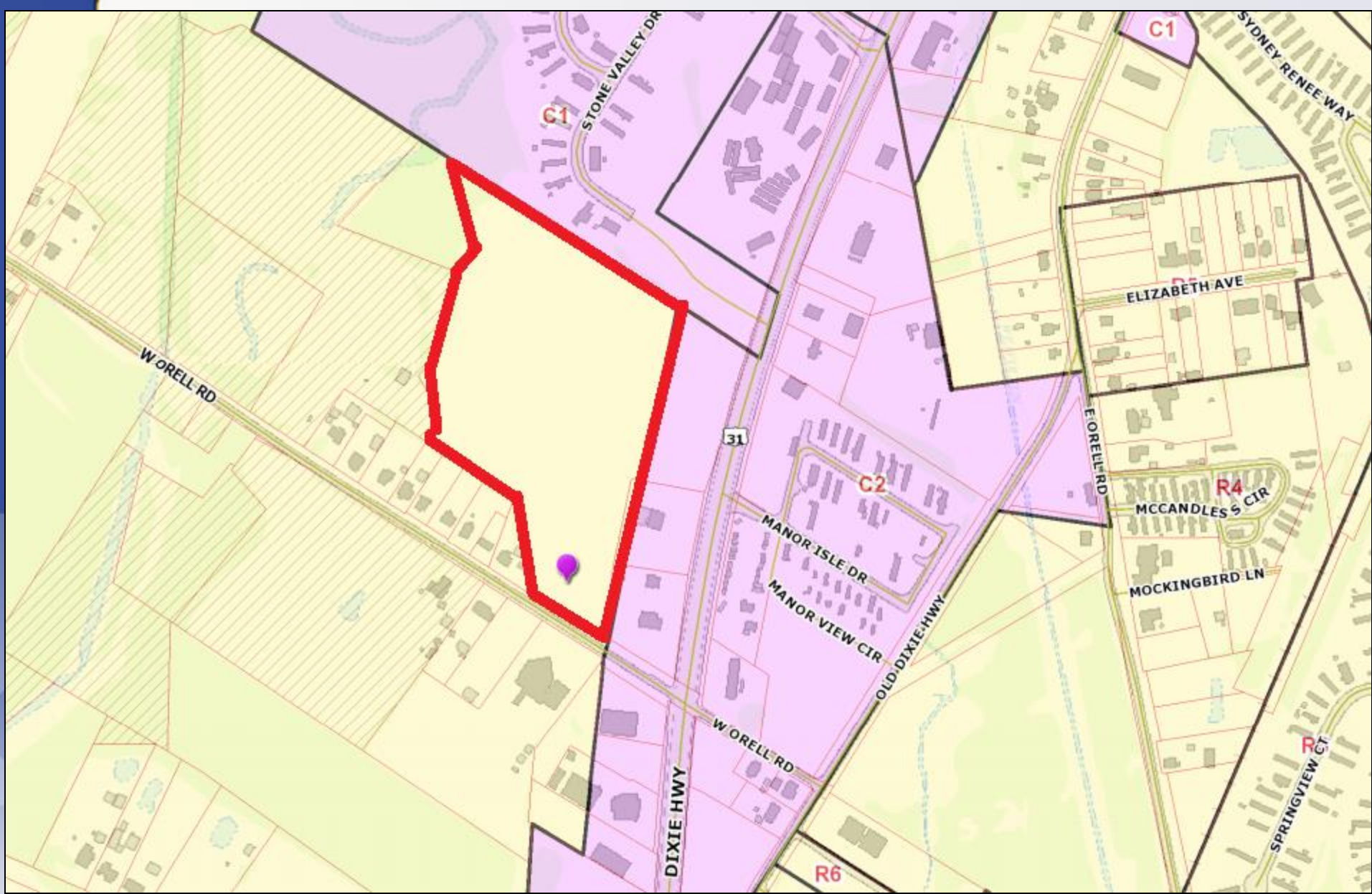
## Orell Warehouse



**Planning/Zoning, Land Design & Development**  
**December 5, 2017**



**6605 W Orell Road  
District 14 - Cindi Fowler**



Existing Zoning: R-4  
Proposed Zoning: C-M



# Requests

- **Change in Zoning** from R-4, Single Family Residential to C-M, Commercial/Manufacturing on 12.9 acres
- **Change in Form District** from Neighborhood to Suburban Marketplace Corridor
- **Waiver of Section 5.7.1.B.3.b** to not provide primary façade design standards for façade facing a residential zone
- **Variance from 5.3.2.C.2.a** to allow primary structure to exceed maximum setback
- **Variance from 5.3.2.C.2.b** to allow truck parking within the 50' residential to non-residential loading setback.
- **Detailed District Development Plan** with proposed binding elements

# Case Summary

- Proposed 160,500 square foot warehouse
- Located just west of Dixie Hwy, approximately 1.5 miles south of I-265
- Site is currently vacant, single family homes to south and floodplain to the west
- Will be access from West Orell and a private access easement directly from Dixie Hwy
- Form district change required due to size of structure being over 80,000 SF

# Site Photos

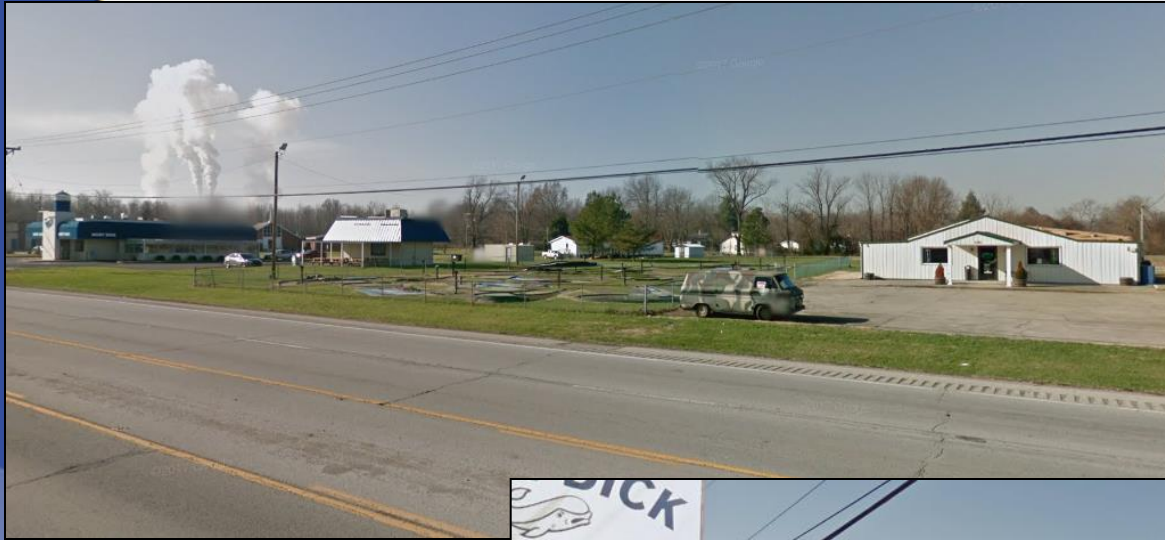


# Site Photos





# Site Photos - Surrounding



# Site Photos - Surrounding





# PC Recommendation

- The Planning Commission conducted a public hearing on 11/2/2017
- Three people spoke in opposition
- The Planning Commission did not take action on the development plan and related variances and waivers
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission recommended approval of the change from R-4 to C-M and the change from Neighborhood Form District to Suburban Marketplace Corridor Form District by a vote of 9-0 (9 members voted)