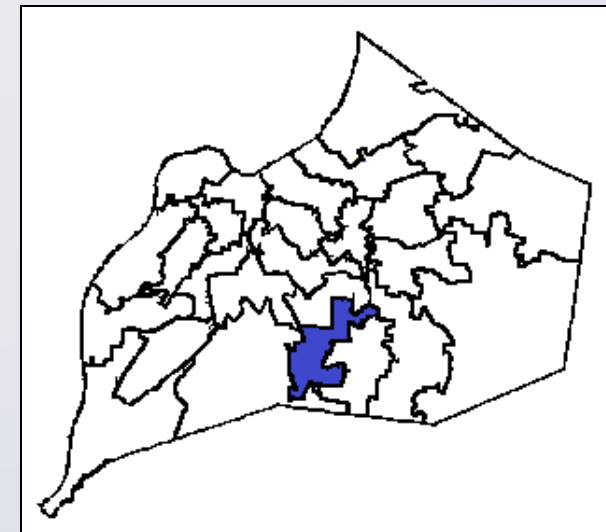
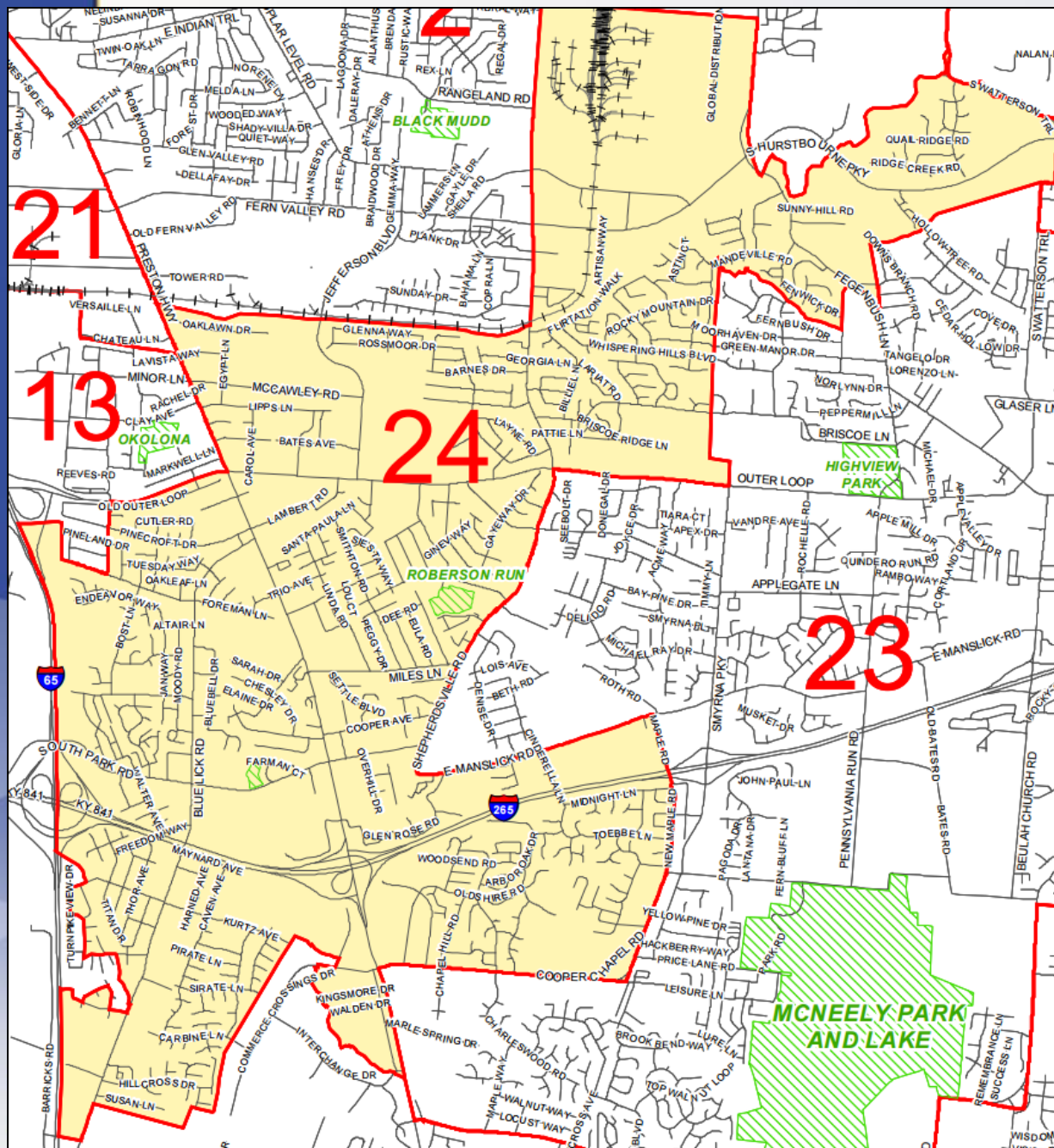


17ZONE1067

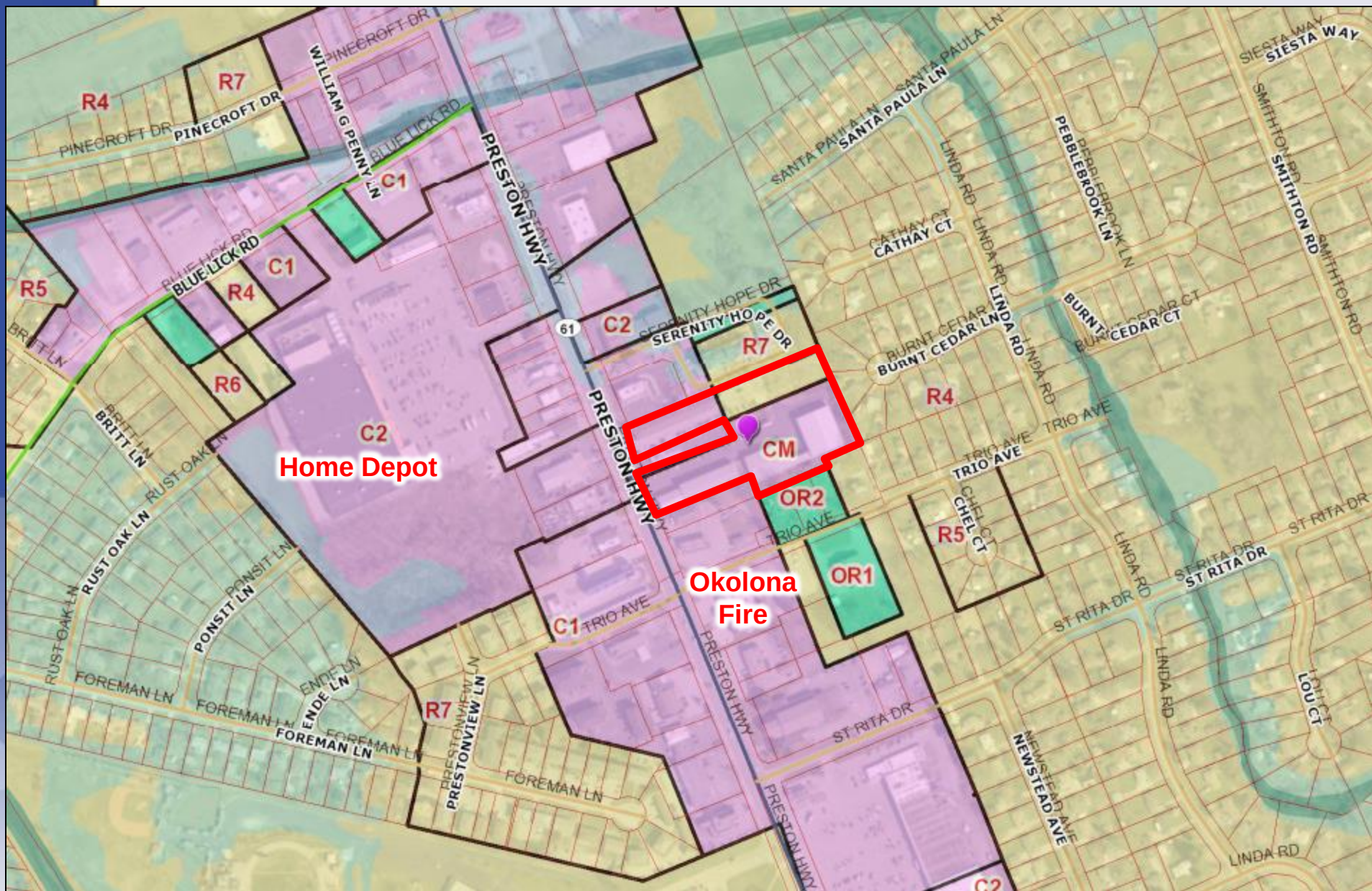
SCHELLER'S FITNESS & CYCLING

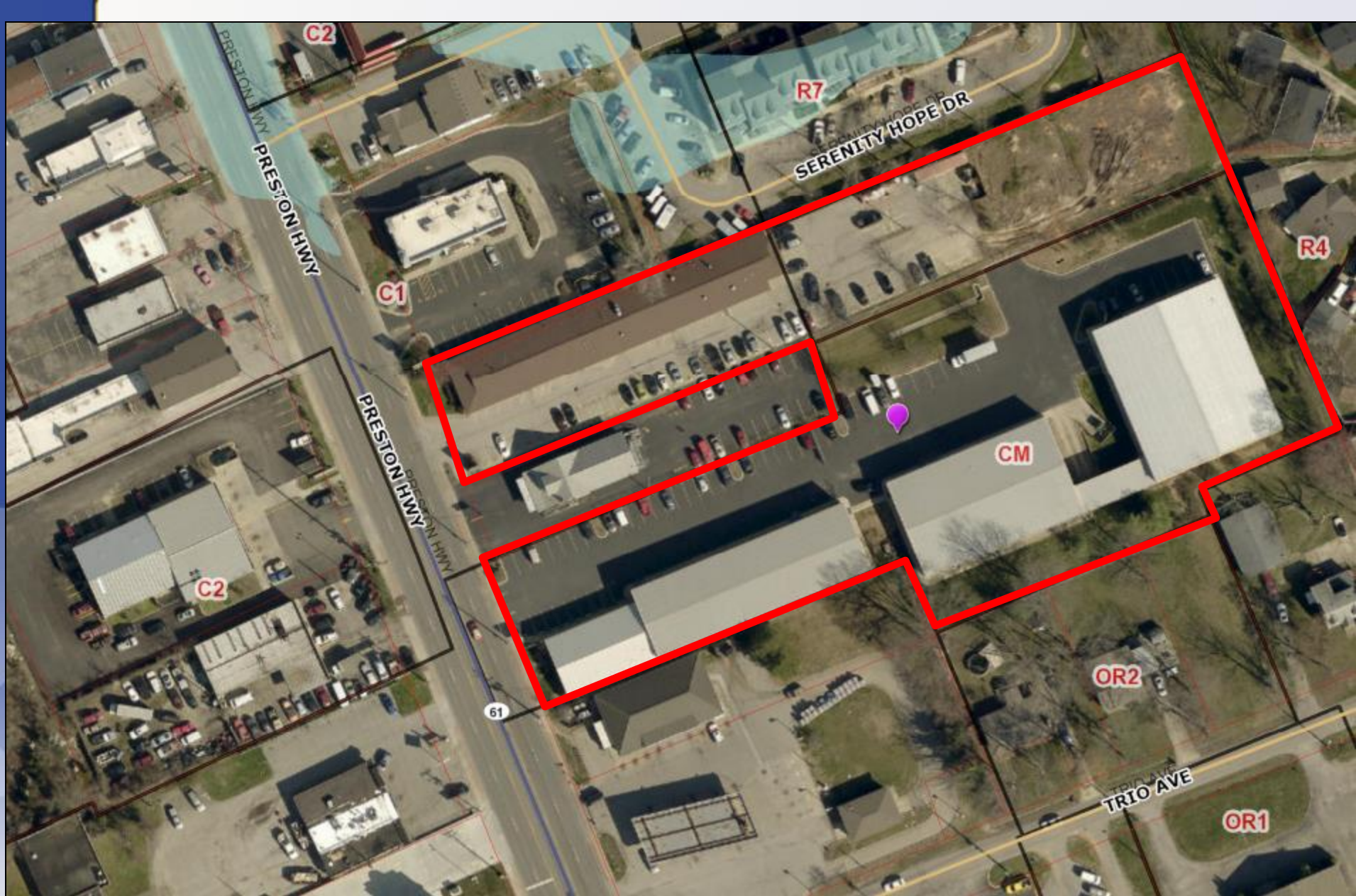


Planning & Zoning Committee
February 12, 2019



**8319 & 8323
Preston Highway
District 24 - Madonna
Flood**





Requests

- Change-in-Form from Neighborhood to Suburban Marketplace Corridor
- Change-in-Zoning from R-4 Single-Family Residential to C-1 Commercial & CM Commercial-Manufacturing on approximately 0.3 acre
- Waiver of Land Development Code (LDC), Section 10.2.4 for building and vehicle use area encroachments as shown on the development plan
- Variance from LDC, Section 5.3.2 to reduce non-residential to residential setback from 25' to 10' as shown on the development plan
- Revised Detailed District Development Plan

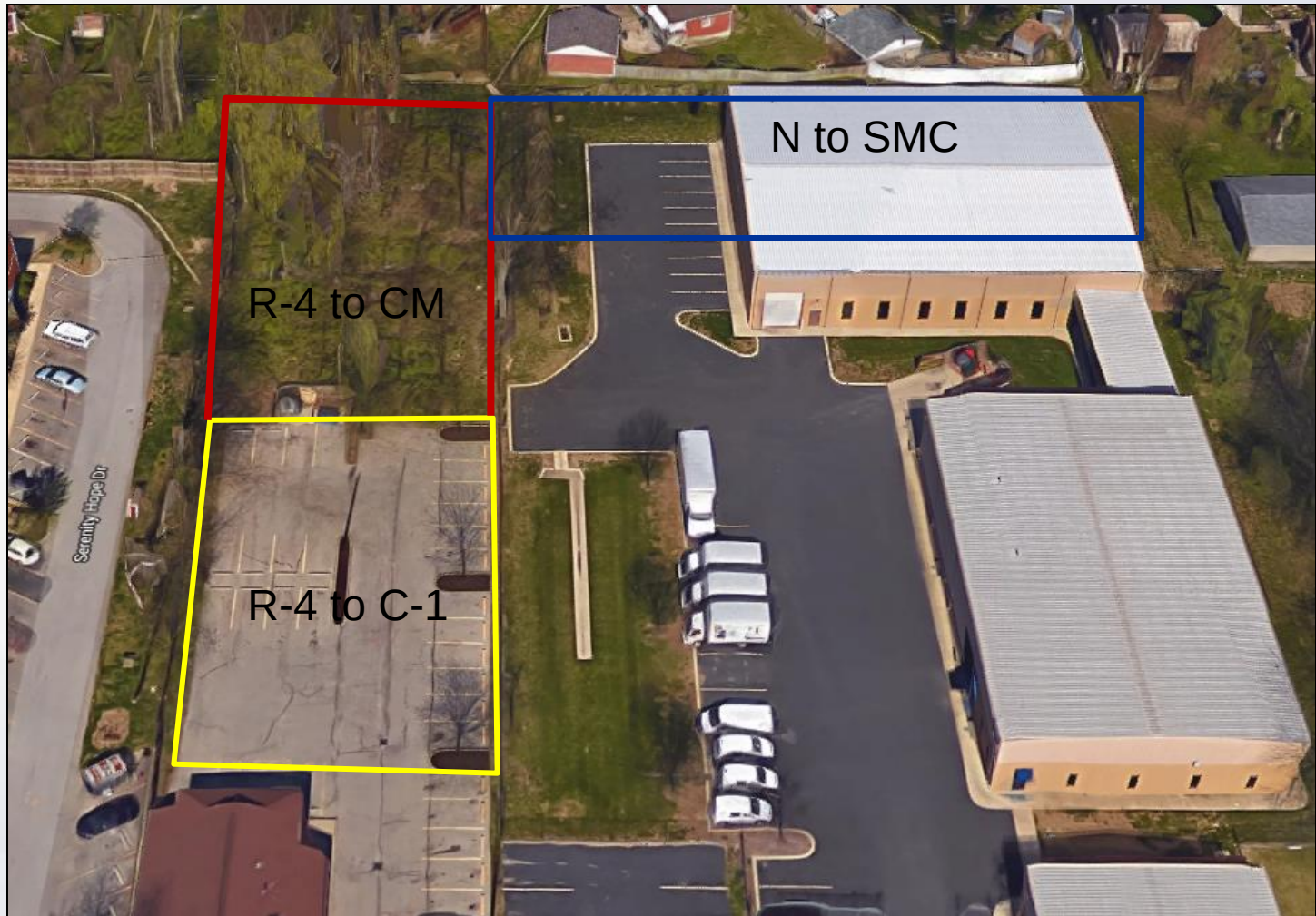
Case Summary

- 7,500 sq. ft. warehouse on a vacant portion of property containing parking facilities in an R-4 district - zoning change to CM
- Existing parking area to be rezoned to C-1 to be consistent with the remainder of commercial property fronting Preston Highway.
- A form district change at the rear of the existing warehouse and retail site to be consistent with the existing form district boundaries is proposed

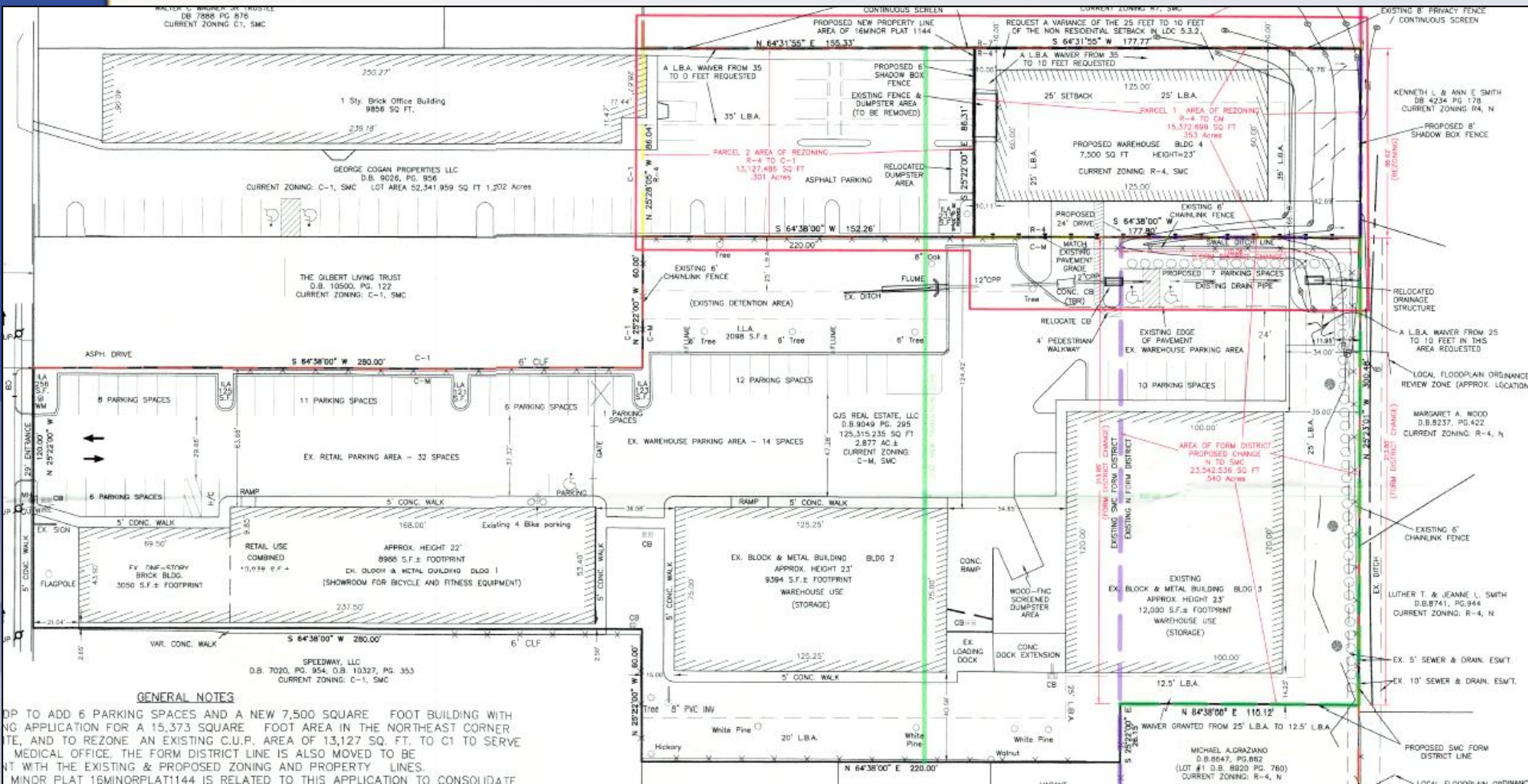
Site Images



Site Images



Applicant's Development Plan



Public Meetings

- Neighborhood Meeting on 1/17/2018
 - Conducted by the applicant, 6 people attended the meeting
- LD&T meeting on 12/13/2018
- Planning Commission public hearing on 1/10/2019
 - No one spoke in opposition.
 - The Commission recommended approval of the change in zoning from R-4 to C-1 and C-M and change in form district from Neighborhood to Suburban Marketplace Corridor with a vote of 9-0 (one member was not present).