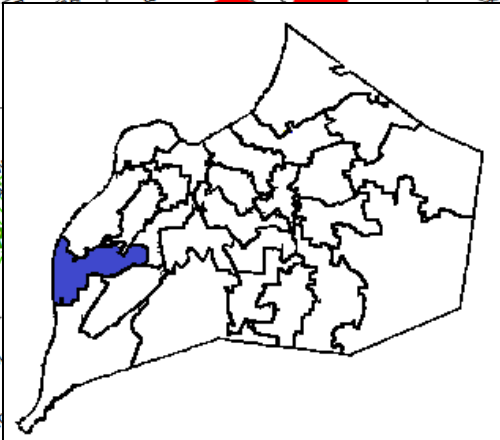
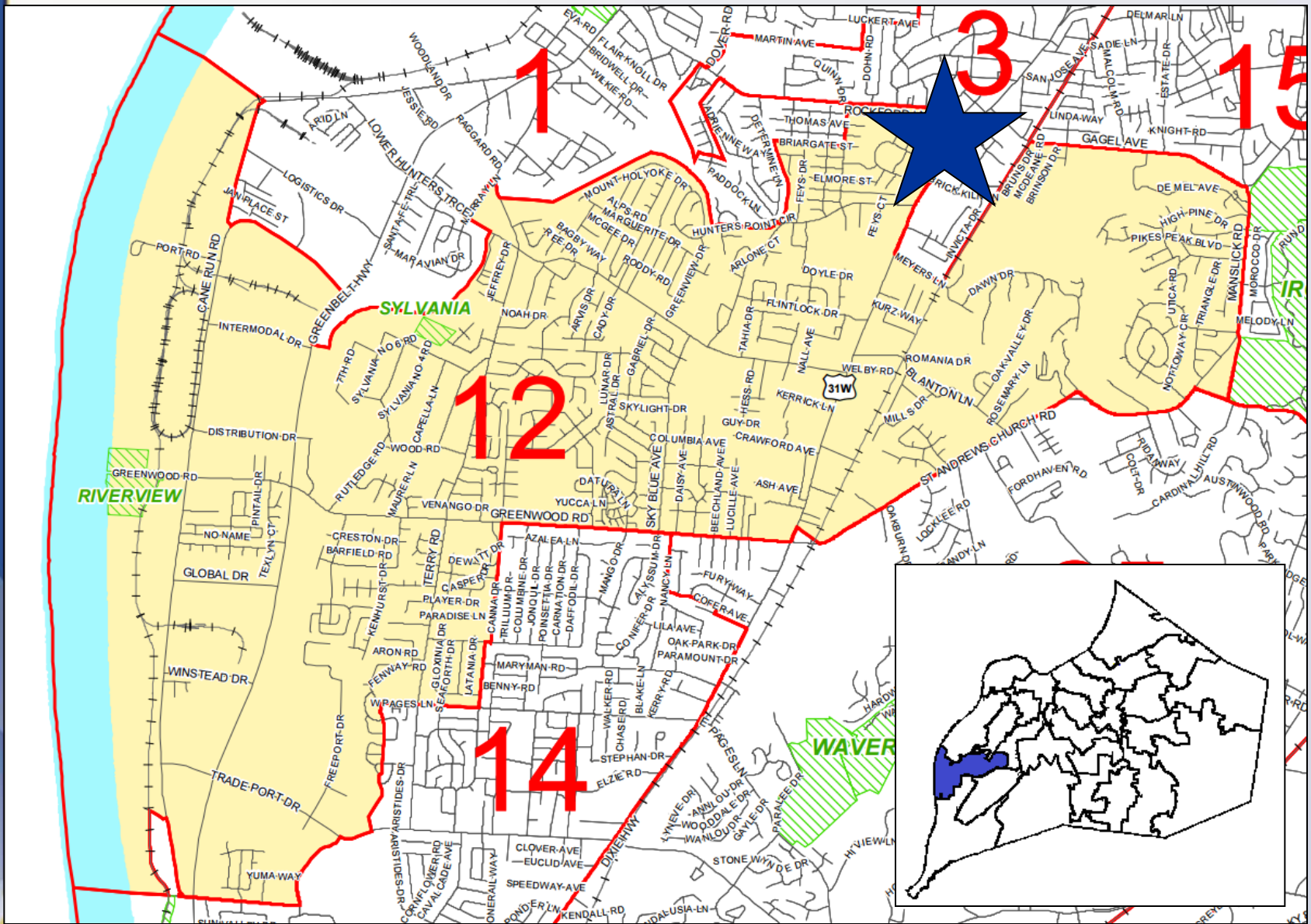


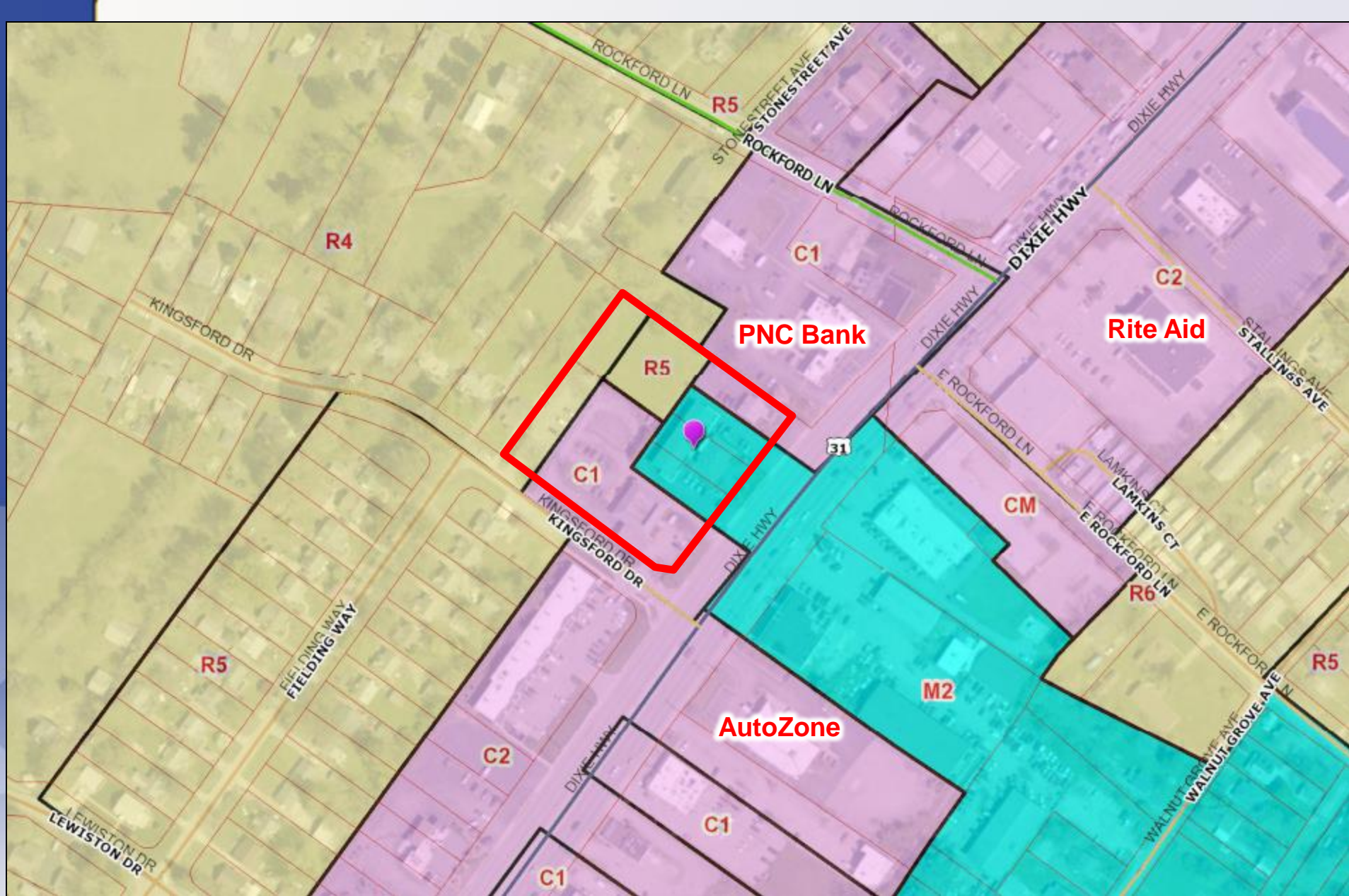
18ZONE1053

MONTGOMERY REALTORS



Planning & Zoning Committee
February 12, 2019







Requests

- Change in Form from Neighborhood to Suburban Marketplace Corridor
- Change in Zoning from R-4, R-5, & M-2 to C-1
- Waiver of Land Development Code (LDC), Section 10.2 to reduce landscape buffer area for existing vehicle use area
- Revised Detailed District Development Plan

Case Summary

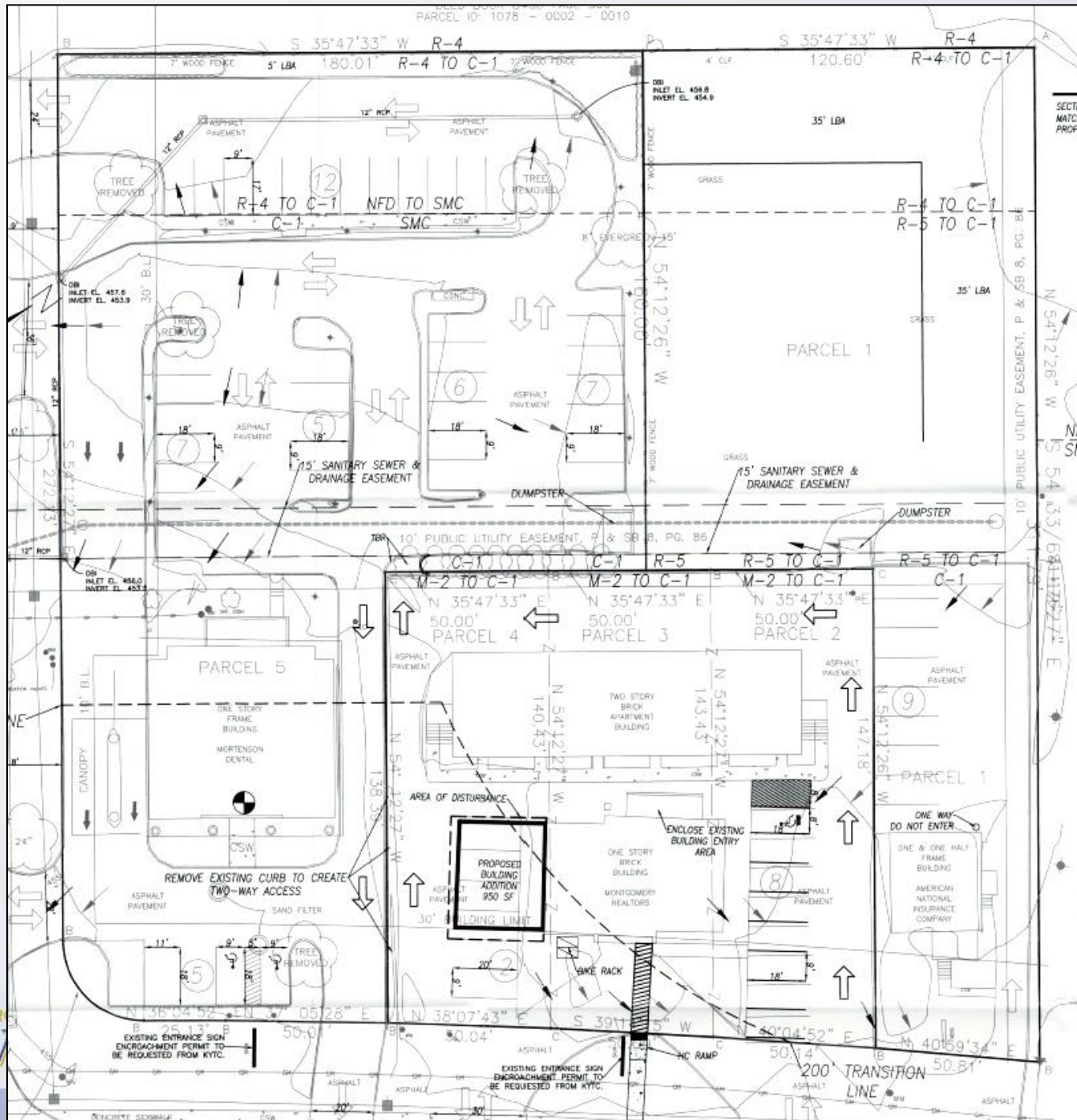
- The development site consists of industrial, commercial, and single-family zoning districts.
- The applicant is requesting a single-zoning district
- Site improvements are include:
 - 950 sq. ft. building addition for real estate office
 - Revised parking layout and ADA parking
 - Pedestrian connectivity to Dixie Highway
- A rear portion of the development site is vacant and reserved for future development which will require a detailed district development plan prior to construction plan approval.
- A form district change is also requested in order to place all non-residential districts within the Suburban Marketplace Corridor form district.

Site Image

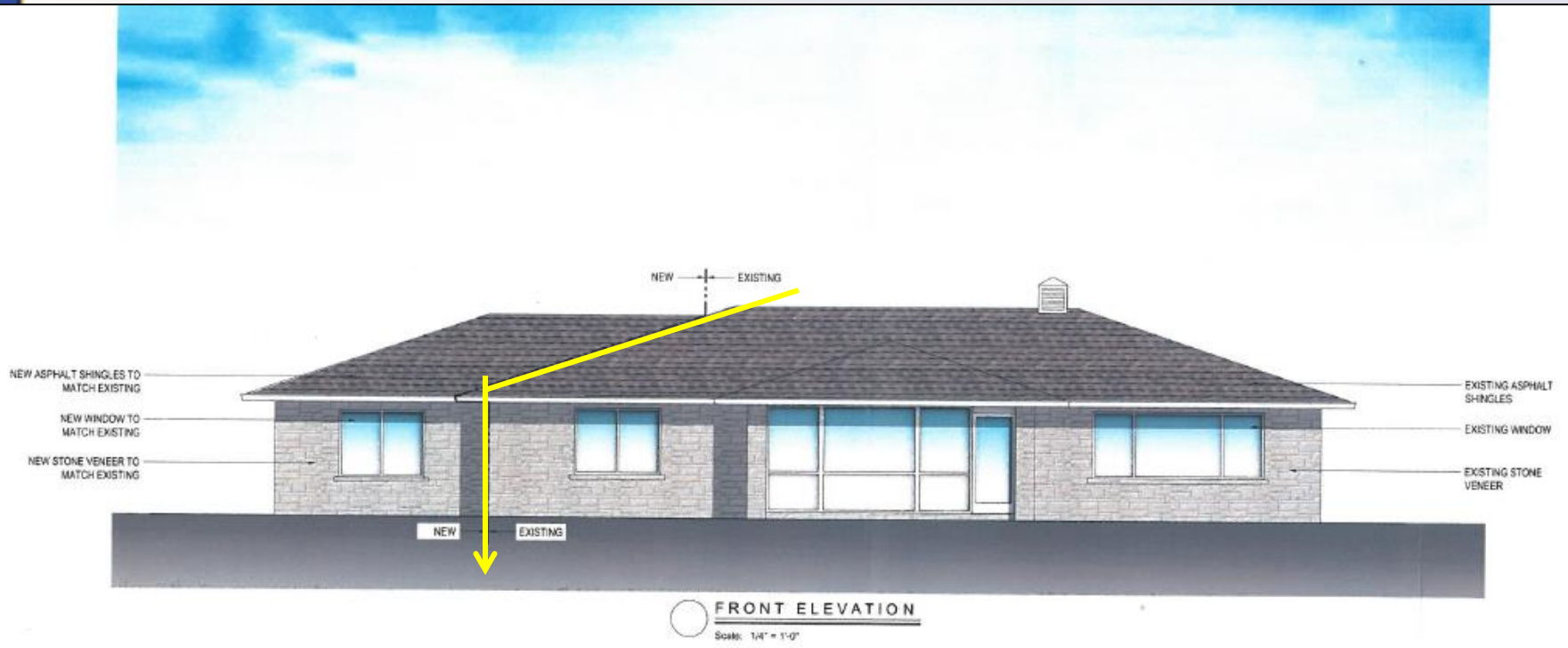


Site Image





Applicant's Rendering



Public Meetings

- Neighborhood Meeting on 8/22/2018
 - Conducted by the applicant, 7 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, R-5 and M-2 to C-1 and change in form district from Neighborhood to Suburban Marketplace Corridor with a vote of 9-0 (one member was not present).