

Letter of Explanation- Rezoning 8319 Preston Highway- Rear portion

This is a request to rezone a portion of the property at the rear of 8319 Preston Highway. It is zoned R-4, SMC and is vacant. There is a pending Minor Plat ( 16Minor Plat 1144) to transfer this portion of the land to the adjacent tract at 8323 Preston Highway which is Scheller Fitness and Cycling's business. This rear area which was overgrown and vacant will be used for a 7500 square foot metal building which will be designed to match existing building on the adjacent tract. A new detention area will be designed to meet drainage needs and tie into the existing Scheller property.

A rezoning of the approximate 9497 square foot lot is needed. A Revised Detail Development Plan including this area with the new building and a small portion of 8323 Preston Highway property is a part of the rezoning. On the 8323 Preston Highway property, immediately adjacent to this area- 7 new parking spots are proposed for construction. The current parking calculations for 8323 Preston allow for these new spaces in the minimum to maximum range. There is no change in employees with this new building.

This rear area of 8319 was a part of the CUP application for a parking area for this business. This CUP will need to be modified or release as part of this project. The rear area had a vagrancy problem in this past few years.

Reduction or partial waivers of landscape buffers will be required along the north and east property lines.

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