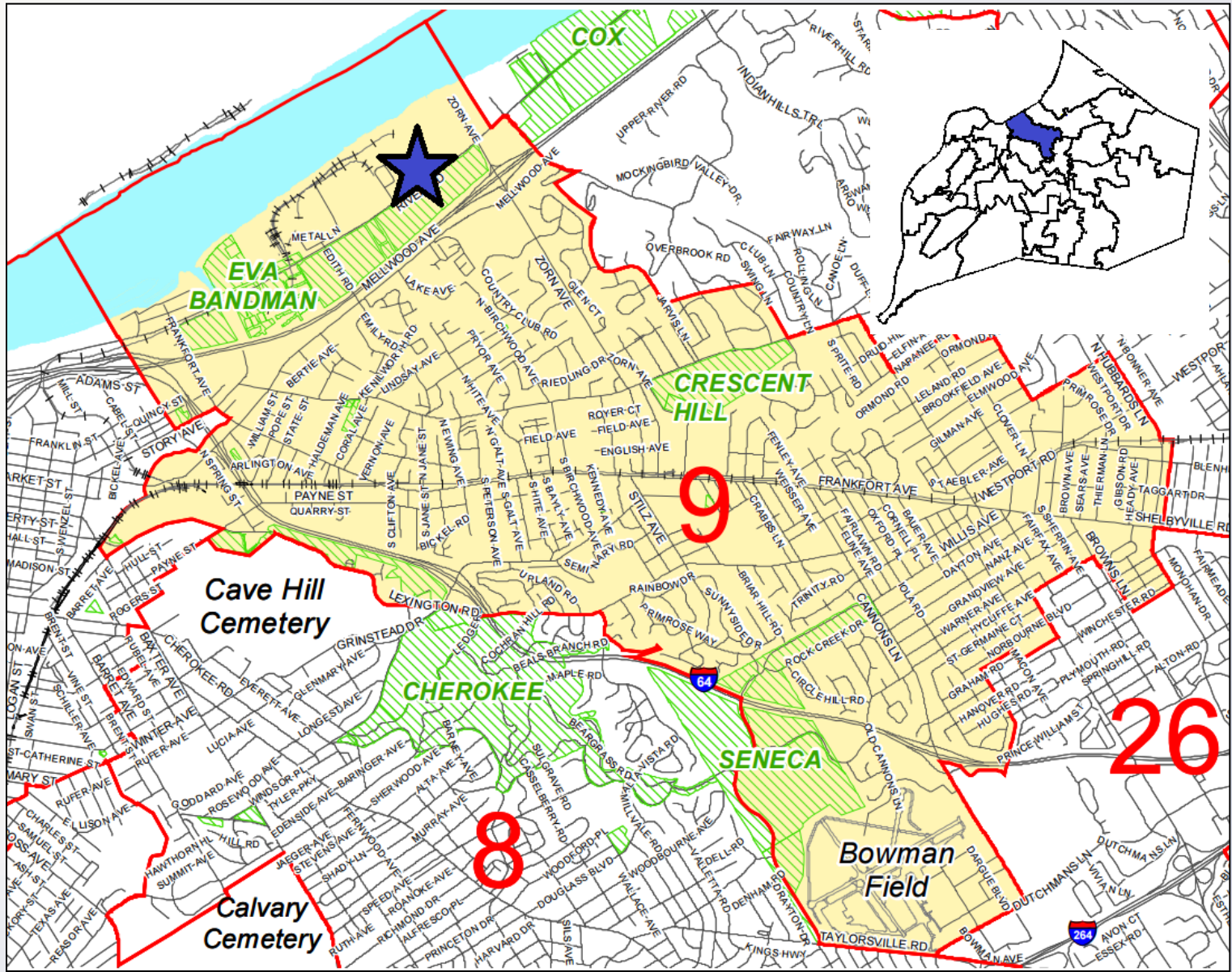


16ZONE1062

■ QSR Automations



Planning/Zoning, Land Design & Development
December 13, 2016



Request(s)

- Change in zoning from W-3 to C-M on 8.3 acres
- Detailed District Development Plan
 - Amendments to Binding Elements
 - Waiver from 5.8.1.B to not provide a sidewalk along the entire frontage of River Road.
 - Waiver from 10.2.4.B to allow a utility easement to overlap a Landscape Buffer Area along Buddeke Drive by 100%.

Case Summary / Background

- Currently vacant
- Proposed headquarters for QSR Automations
- 51,220 square foot office
- 20,000 square foot warehouse
- Right of Way dedication for River Road improvements
- On site parking with Phase I access from private drive
- Offices only allowed as accessory structures in W-3

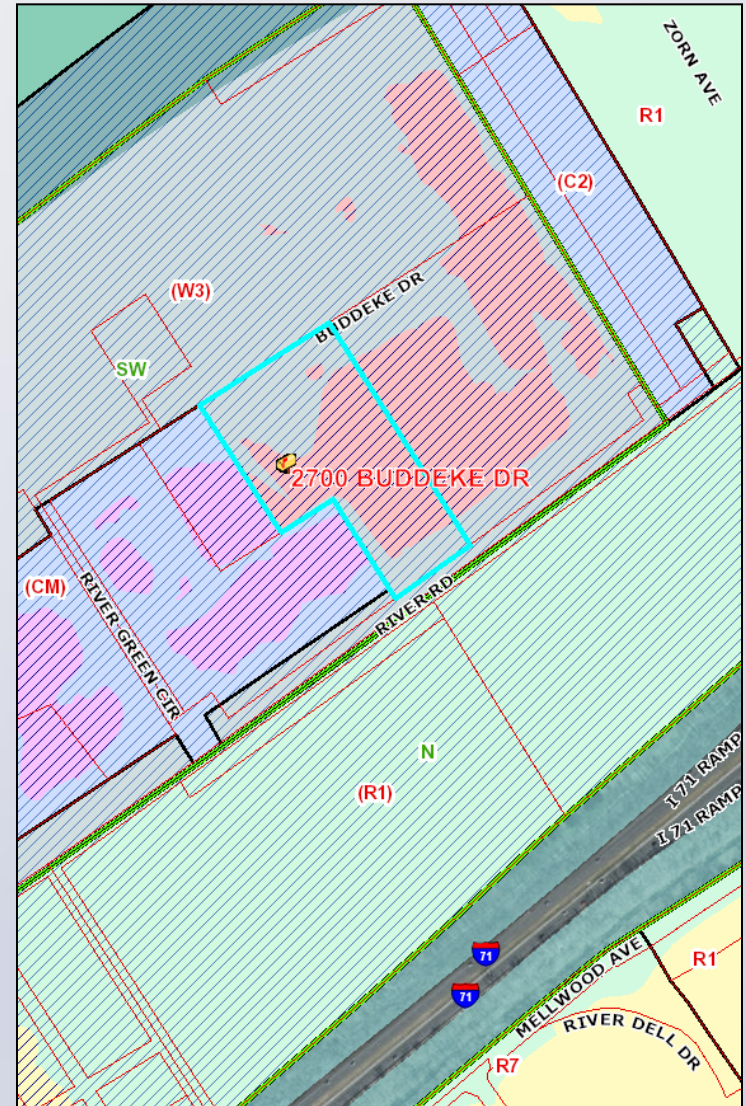
Zoning/Form Districts

Subject Property:

- Existing: W-3/SW
- Proposed: C-M/SW

Adjacent Properties:

- North: W-3/SW
- South: R-1/N
- East: W-3/SW
- West: C-M/SW



Aerial Photo/Land Use

Subject Property:

- Existing: Vacant
- Proposed: Office Headquarters/Warehouse

Adjacent Properties:

- North: Industrial Warehouse
- South: Park
- East: Industrial/Outdoor Storage
- West: Industrial Warehouse



Site Photos-Subject Property



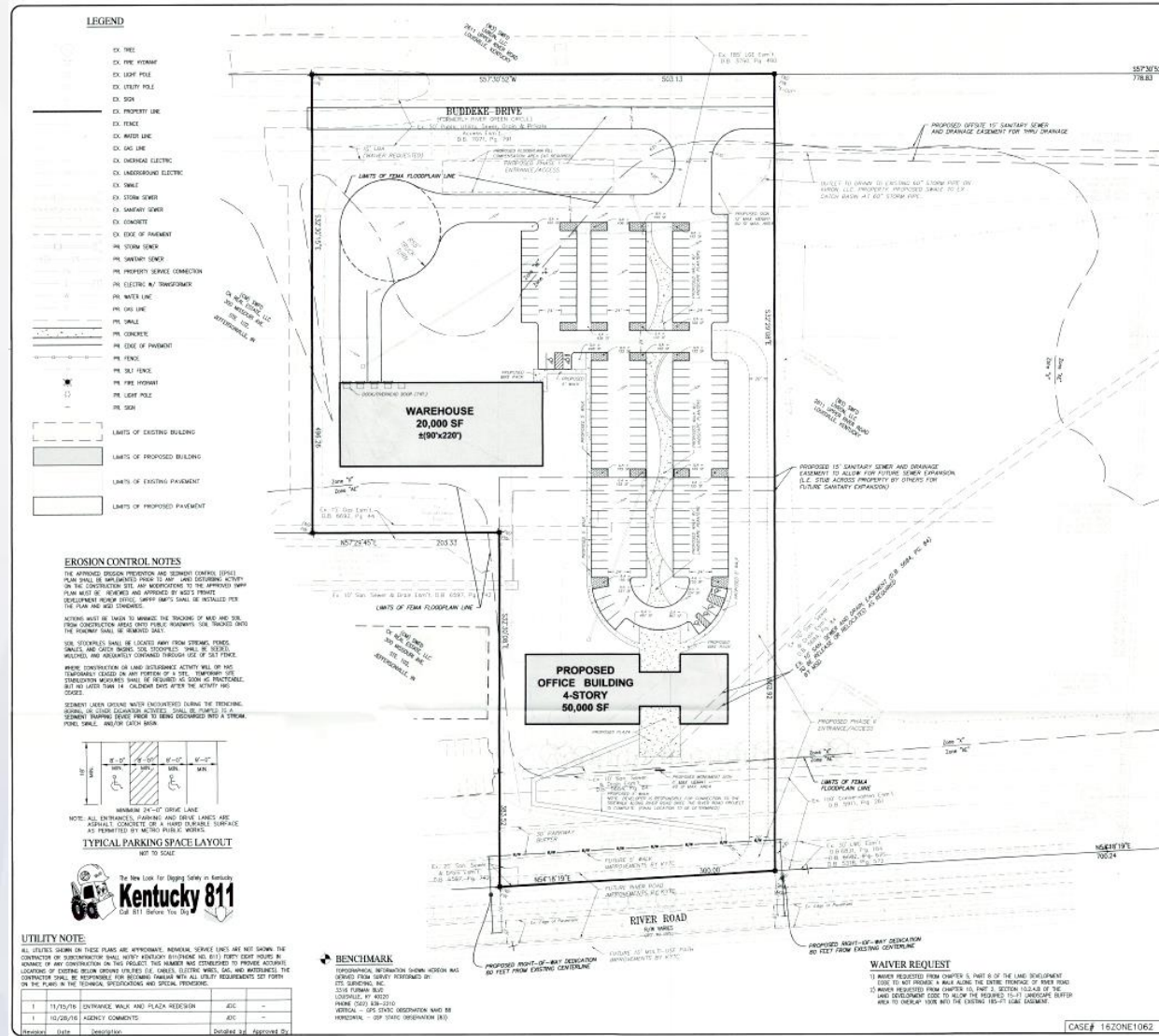
Site Photos-Surrounding Areas



Site Photos-Surrounding Areas



Applicant's Development Plan



PC Recommendation

- Public Hearing was held on 11/17/2016
 - No one spoke in opposition.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission recommended approval of the zoning map amendment from W-3 to C-M by a vote of 9-0 (9 members voted)