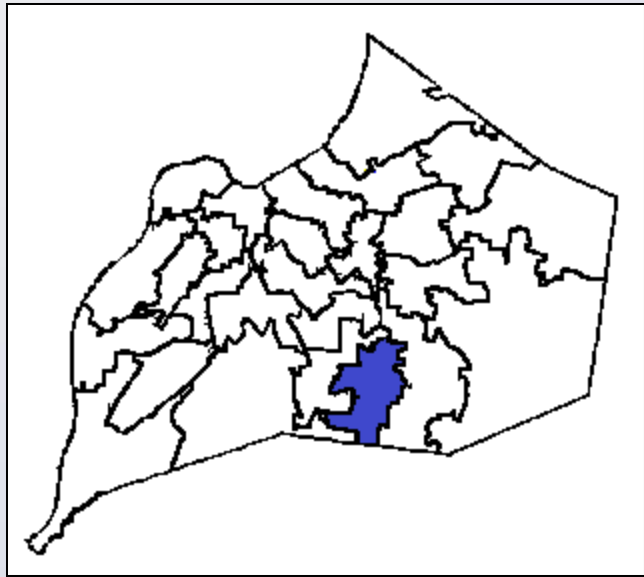
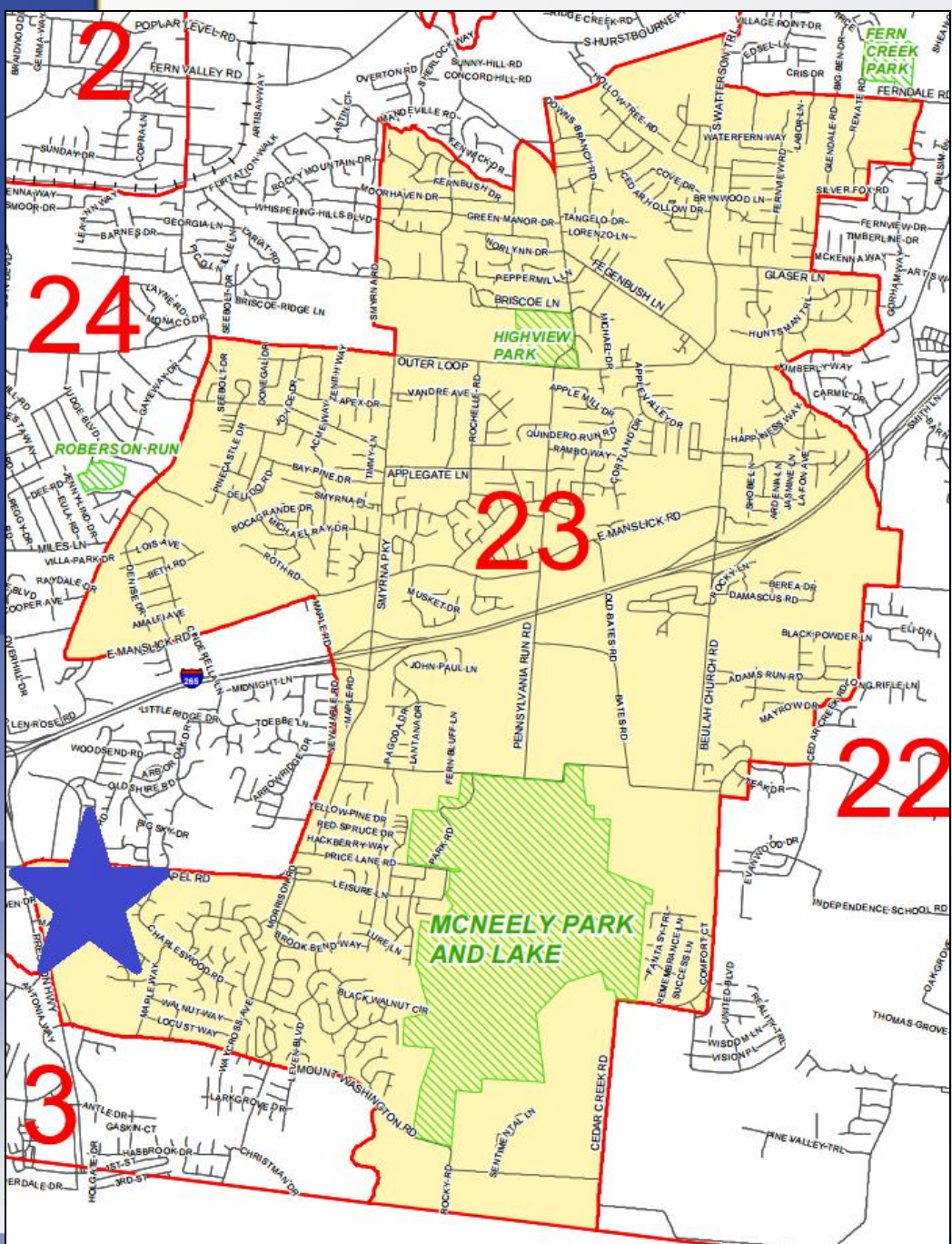


16ZONE1070

Menards



Planning/Zoning, Land Design & Development
April 18, 2017



4700 Cooper Chapel Road,
 10211 Preston Highway, etc.
 District 23 - James Peden

Requests

- Change in Form District from Neighborhood to Suburban Marketplace Corridor
- Change in Zoning from R-4 to C-2
- Detailed District Development Plan
 - Waiver 1: reduce minimum parking requirement (LDC 9.1.3/Table 9.1.2.C)
 - Waiver 2: permit accessory structure to exceed the scale of adjacent residential structures (LDC 5.5.5.A.1)

Case Summary / Background

- Development plan includes 15 parcels totaling 33.83 acres
- Adjacent to existing SMC and C-1 across Cooper Chapel Road
- At full development, all tracts will access public roadways via internal circulation system only
 - Two curb cuts onto Cooper Chapel Road
 - One curb cut onto Preston Highway at Maple Springs Drive
- Existing tree canopy (15%) will not be preserved; new planting (20%) meets LDC requirements

Case Summary / Background

- Development plan shows Menards site (20.06 acres) and 5 residual tracts (totaling 13.77 acres)
- Menards development includes:
 - 203,00 sq ft retail building
 - 53,660 sq ft storage building
 - 187,338 sq ft outdoor storage yard
- Accessory storage building is adjacent to single-family residential development

Zoning/Form Districts

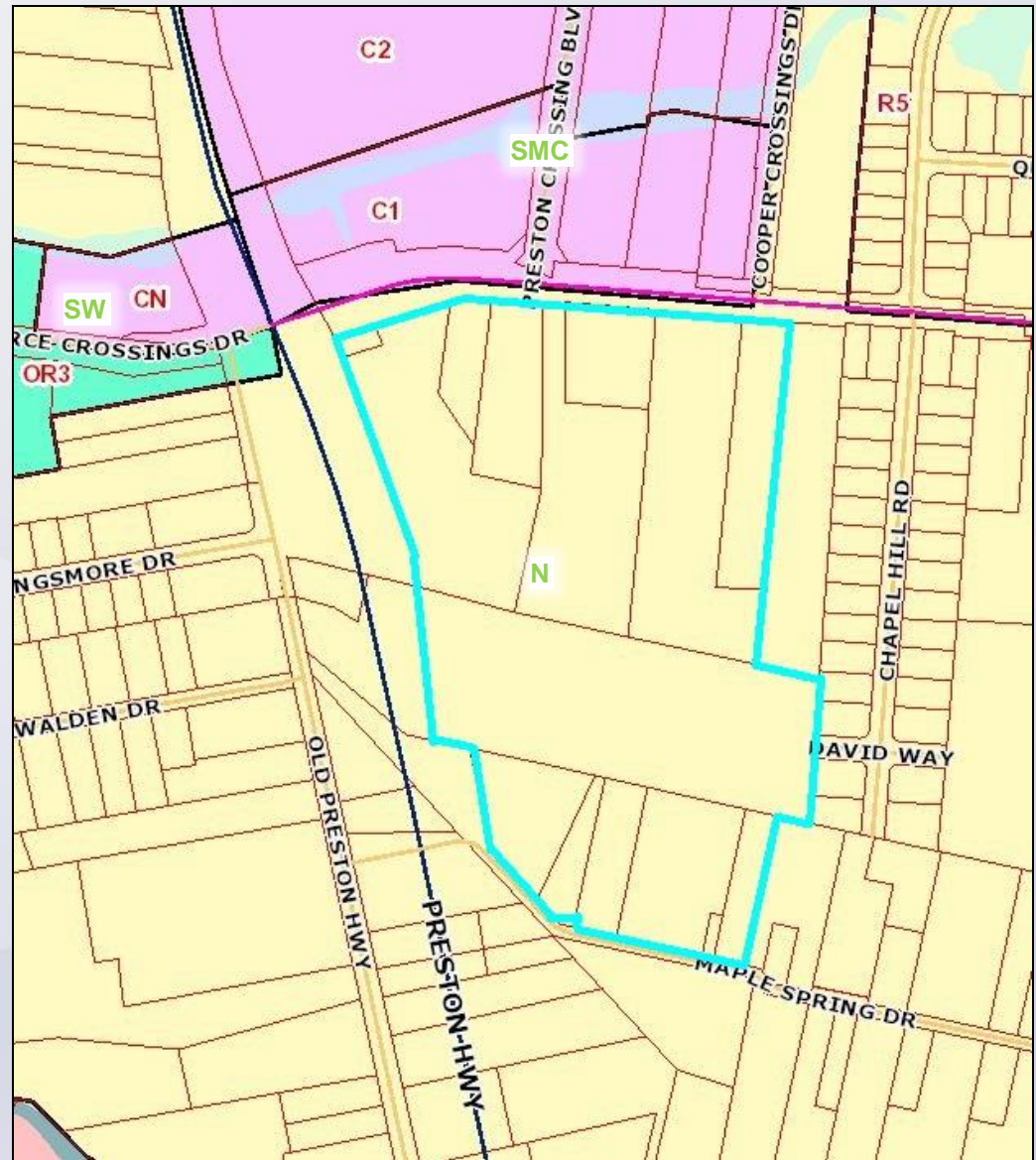
All subject properties in Neighborhood form district

Subject Properties:

- Existing: R-4
- Proposed: C-2

Adjacent Properties:

- North: C-1, R-5/SMC
- South: R-4/N
- East: R-4/N
- West: R-4/N



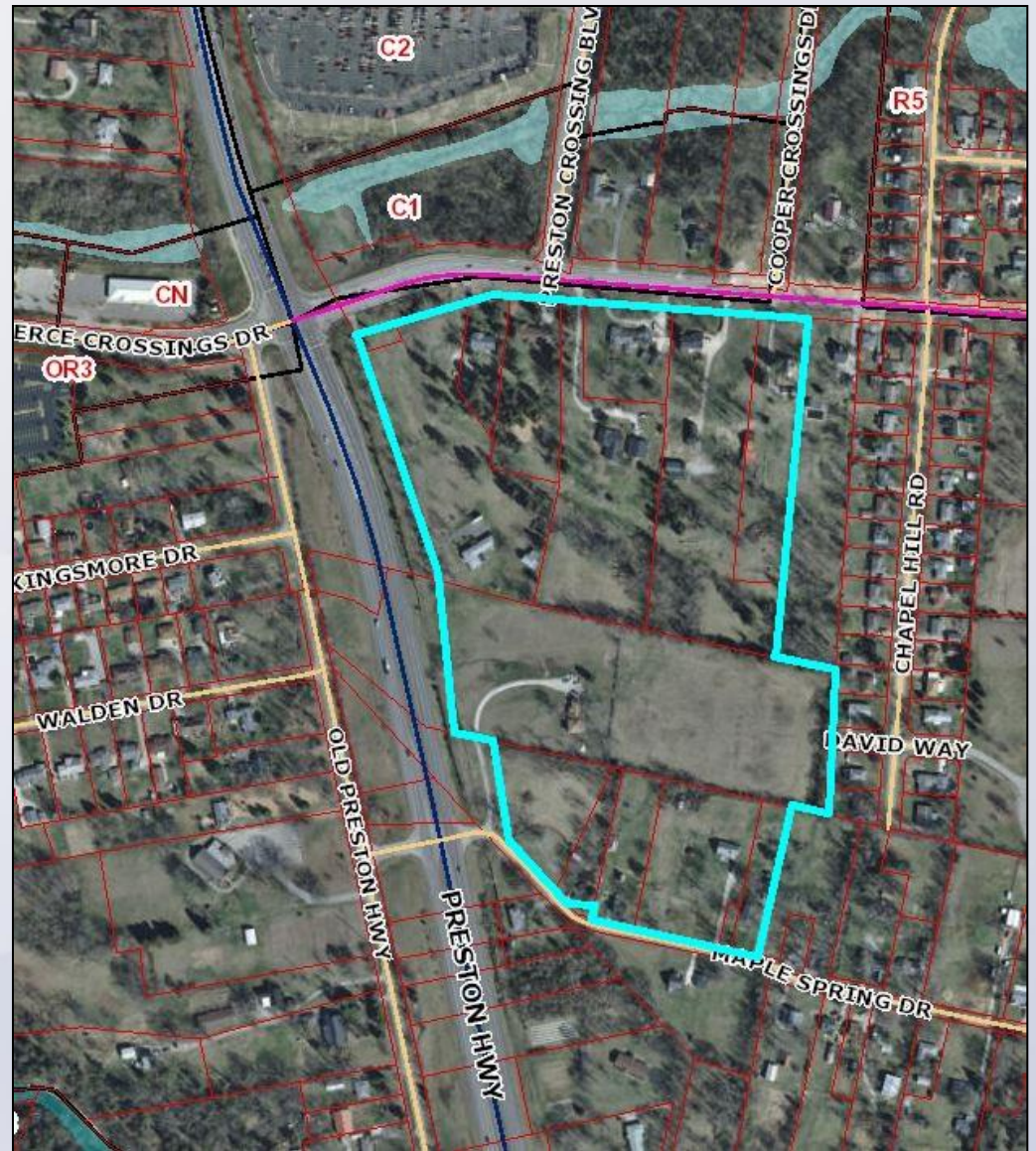
Aerial Photo/Land Use

Subject Property:

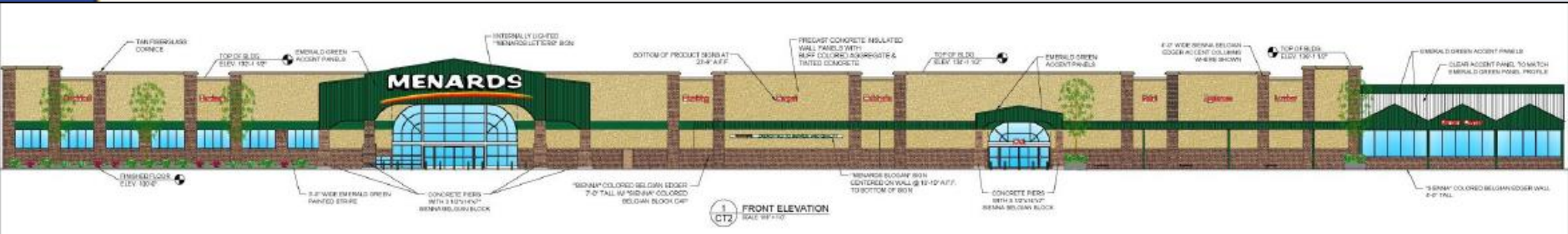
- Existing: Single-family residential
- Proposed: Commercial

Adjacent Properties:

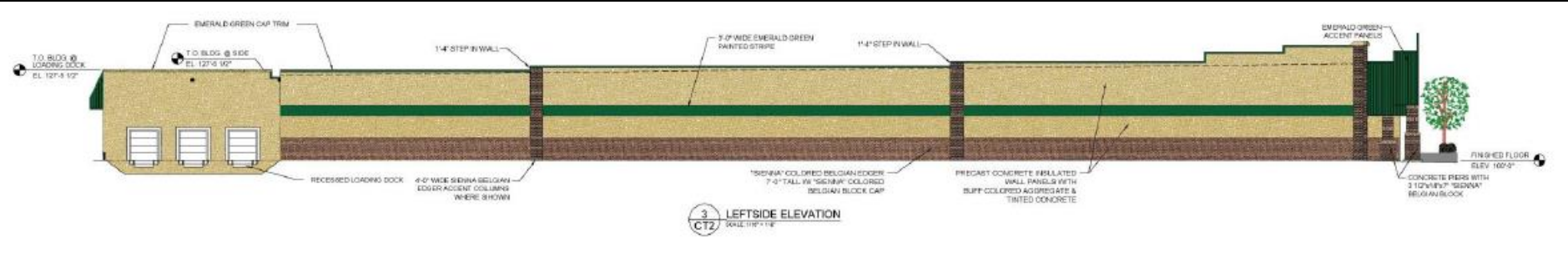
- North: Undeveloped, single-family residential
- South: Single-family residential
- East: Single-family residential
- West: Single-family residential







Preston Highway Elevation



Cooper Chapel Road Elevation



Maple Spring Drive Elevation

PC Recommendation

- The Planning Commission conducted public hearings on 3/16/2017
- 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 alley closure by a vote of 6-0 (6 members voted)