

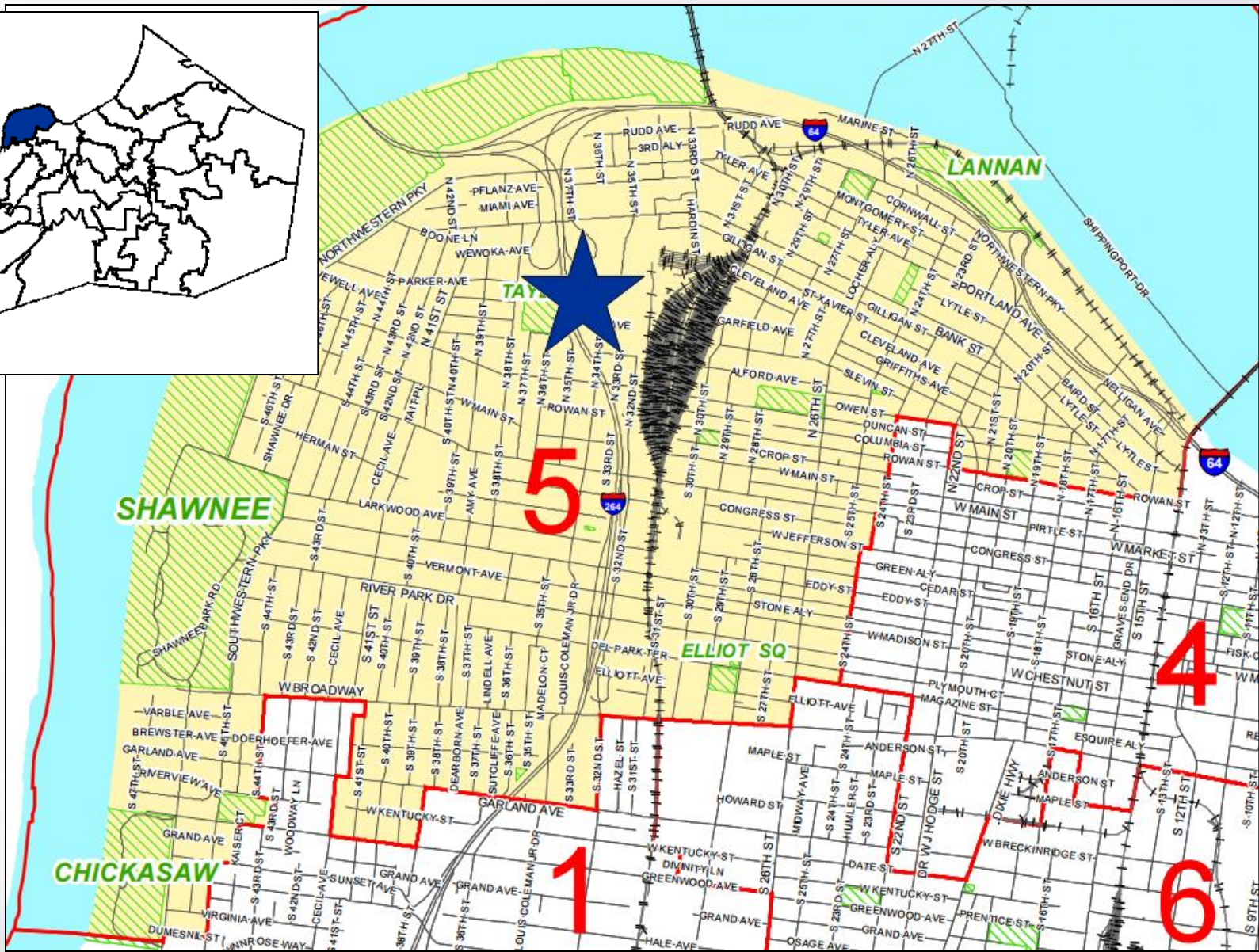
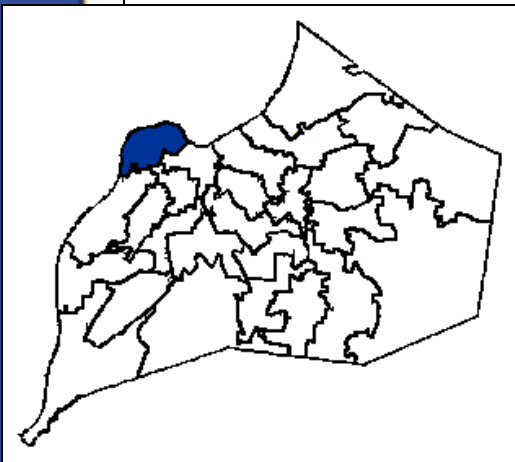
**15ZONE1031**

**Pac-Van**



**Planning/Zoning, Land Design & Development**  
**February 16, 2016**





**522 N. 34<sup>th</sup> Street**  
**District 5 - Cheri Bryant Hamilton**

# Request(s)

- Change in zoning from R-6 to OR-3 (0.4 acres) and EZ-1 (2.71 acres)
- District Development Plan

# Case Summary / Background

- Expansion of the PAC VAN business
- Currently used as truck storage
- EZ-1 will bring site into compliance
- OR-3 also proposed
- 1,405 sf office with six parking spaces

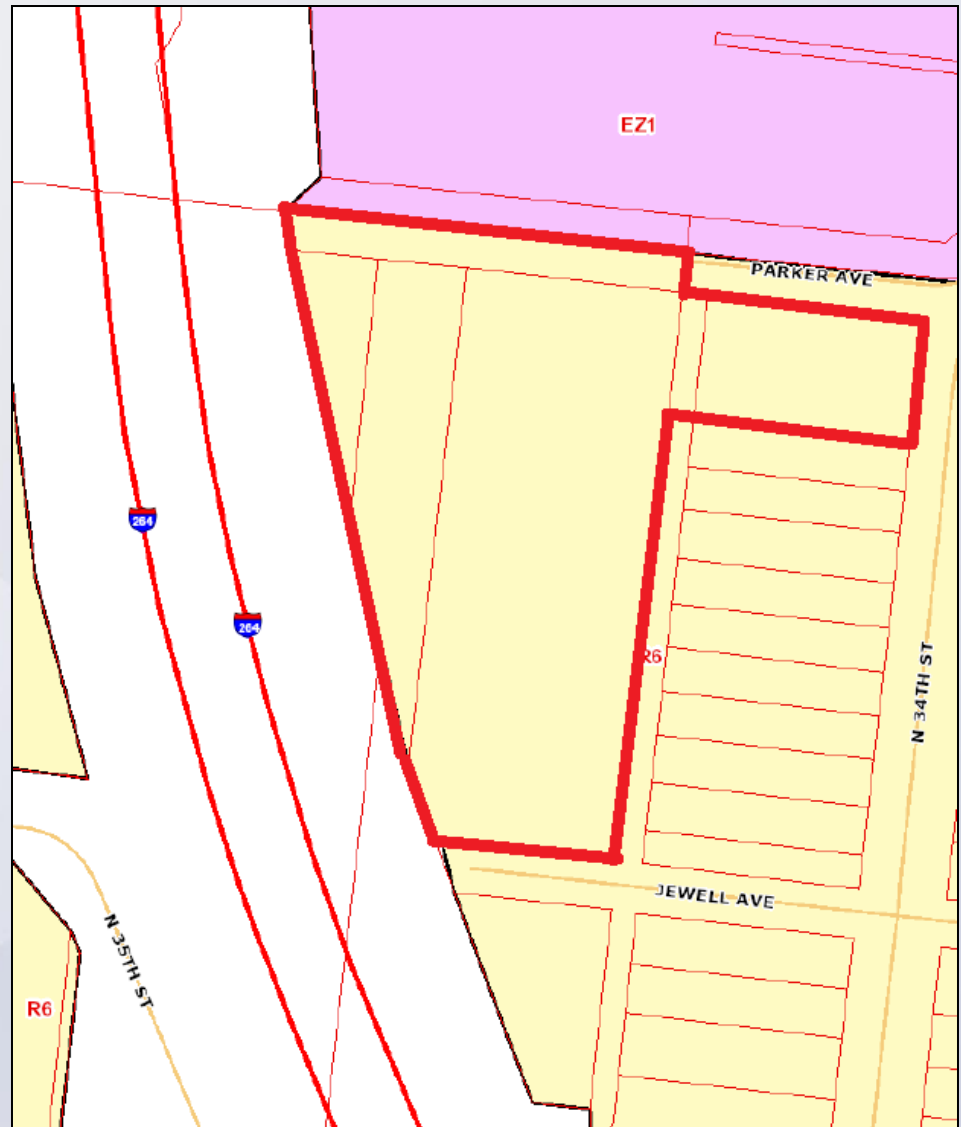
# Zoning/Form Districts

## Subject Property:

- Existing: R-6/TW
- Proposed: OR-3 & EZ-1/TW

## Adjacent Properties:

- North: EZ-1/TW
- South: R-6/TW
- East: R-6/TW
- West: ROW





# Aerial Photo/Land Use

## Subject Property:

- Existing: Trailer Storage/Vacant
- Proposed: Trailer Storage/Office

## Adjacent Properties:

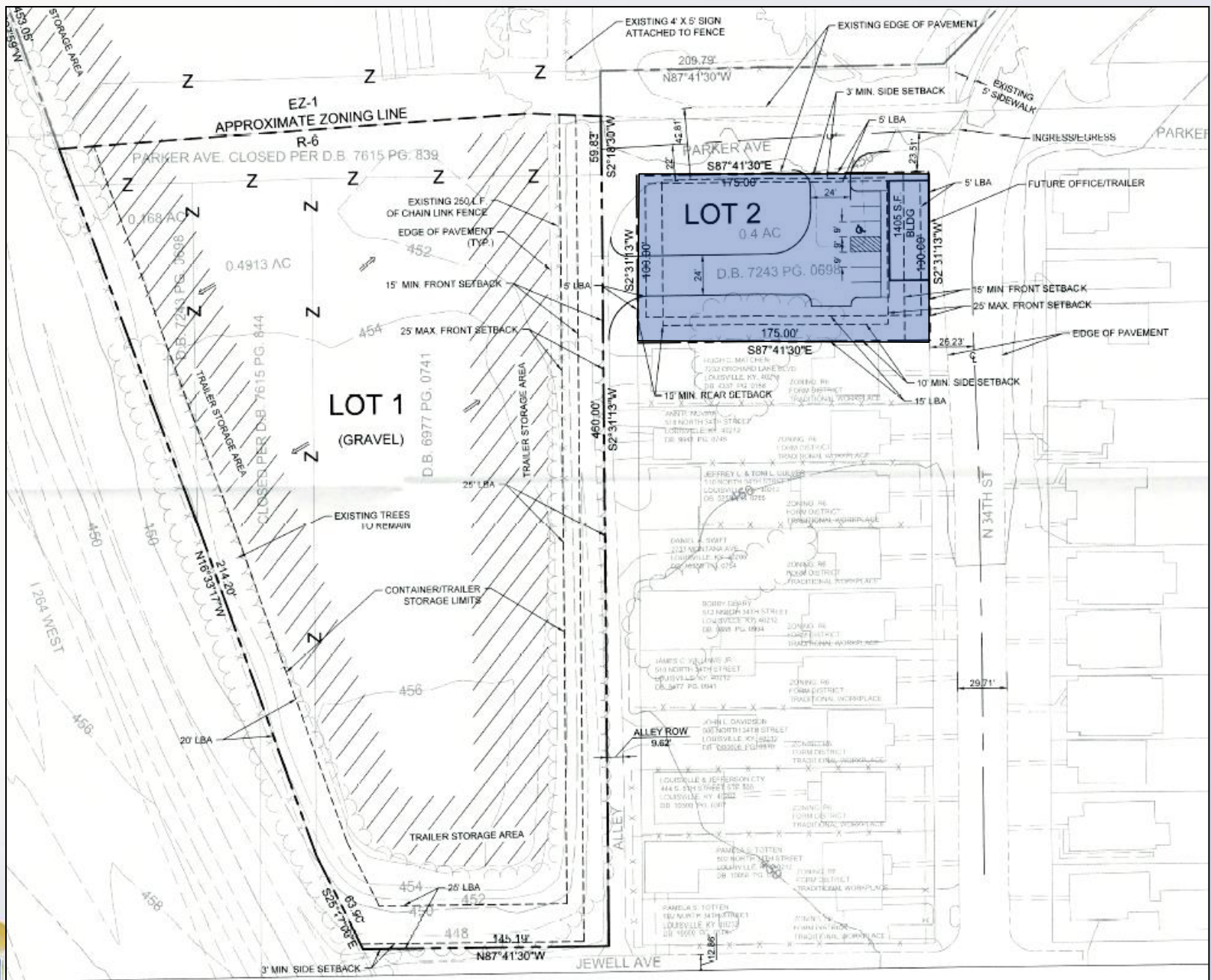
- North: Trailer Storage
- South: Residential
- East: Residential
- West: I-264



# Site Photos-Subject Property









# PC Recommendation

- Public Hearing was held on 1/21/2016
  - No one spoke in opposition to the requests
- 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 R-6 to OR-3 and EZ-1 by a vote of 7-0 (7 members voted)