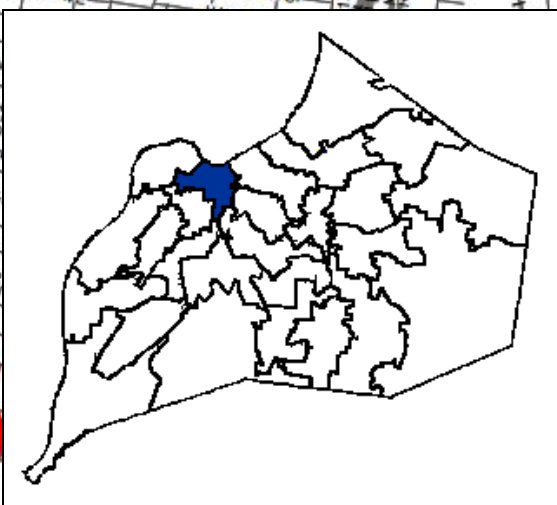
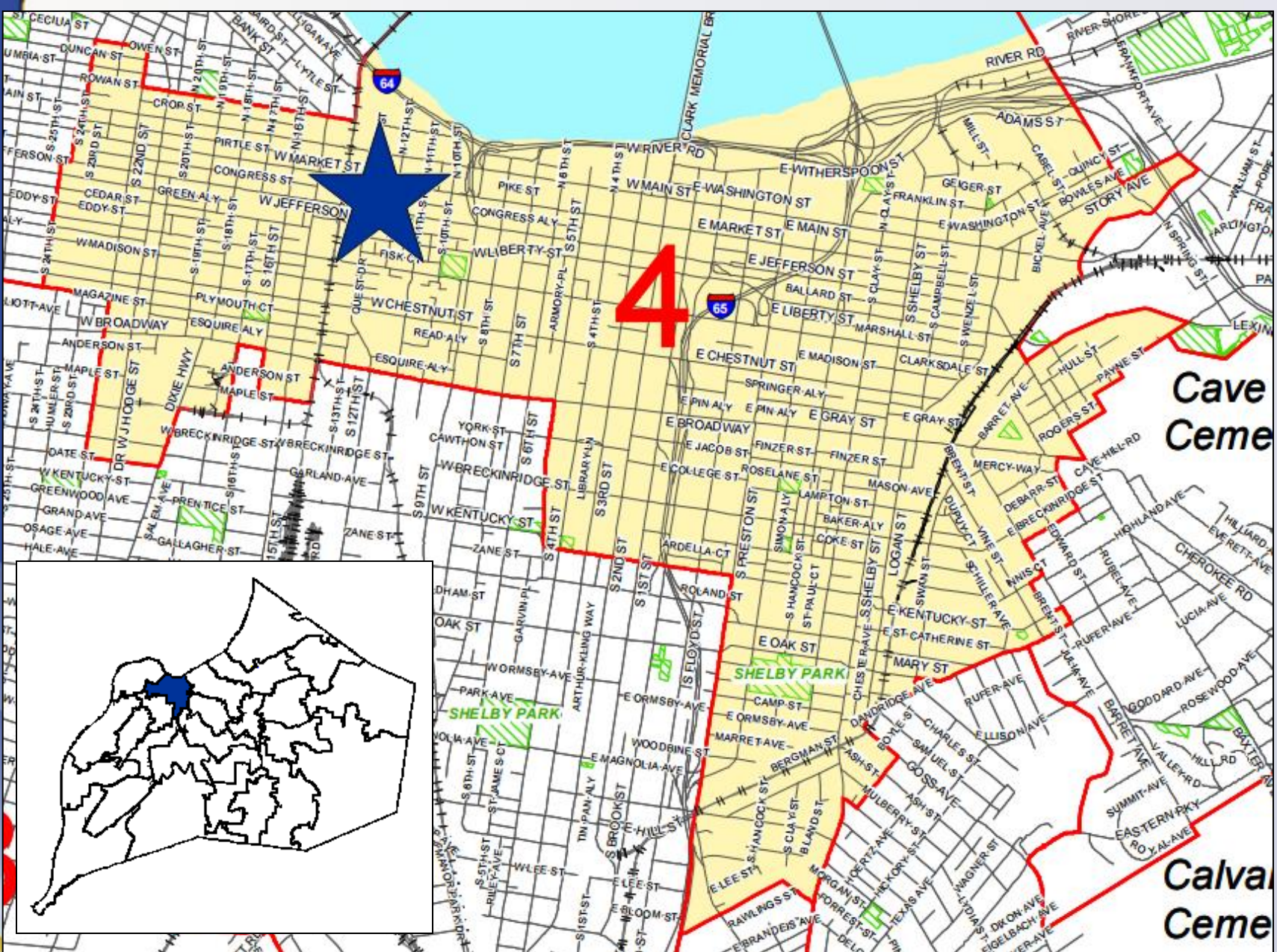


16ZONE1000

The Village at West Jefferson



Planning/Zoning, Land Design & Development
September 27, 2016



Request(s)

- Change in zoning from R-7 to C-R on 1.89 acres
- Detailed District Development Plan

Case Summary / Background

- Existing church site
- Renovation of existing church
- Redevelopment of corner for a 2-story, 31,796 SF commercial building

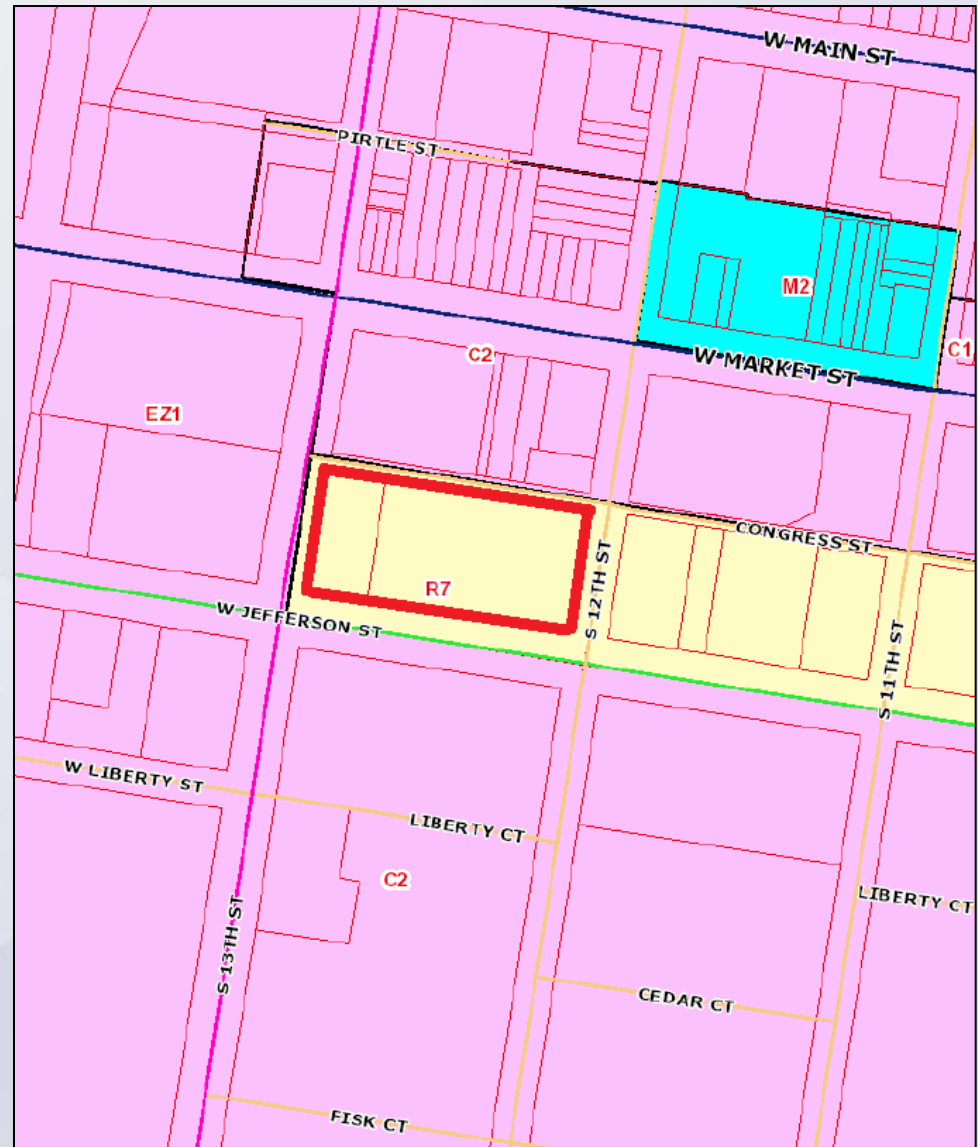
Zoning/Form Districts

Subject Property:

- Existing: R-7/TN
- Proposed: C-R/TN

Adjacent Properties:

- North: C-2/TW
- South: C-2/DT
- East: R-7/TN
- West: EZ-1/TW



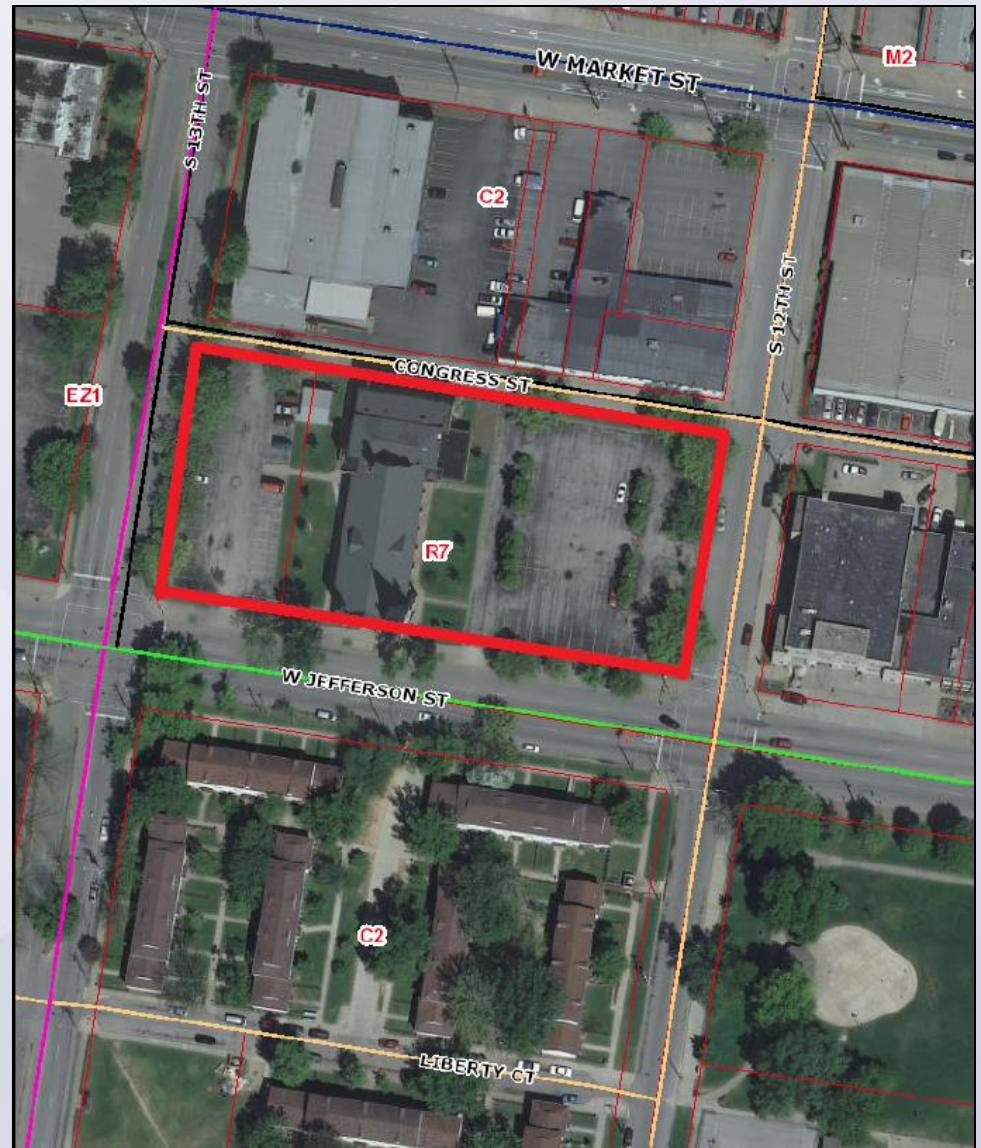
Aerial Photo/Land Use

Subject Property:

- Existing: Church
- Proposed: Church/Commercial

Adjacent Properties:

- North: Industrial
- South: Multi-Family
- East: Firehouse
- West: Industrial



Applicant's Development Plan



Applicant's Development Plan



PC Recommendation

- Public Hearing was held on 9/1/2016
 - 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 R-7 to C-R by a vote of 10-0 (10 members voted)