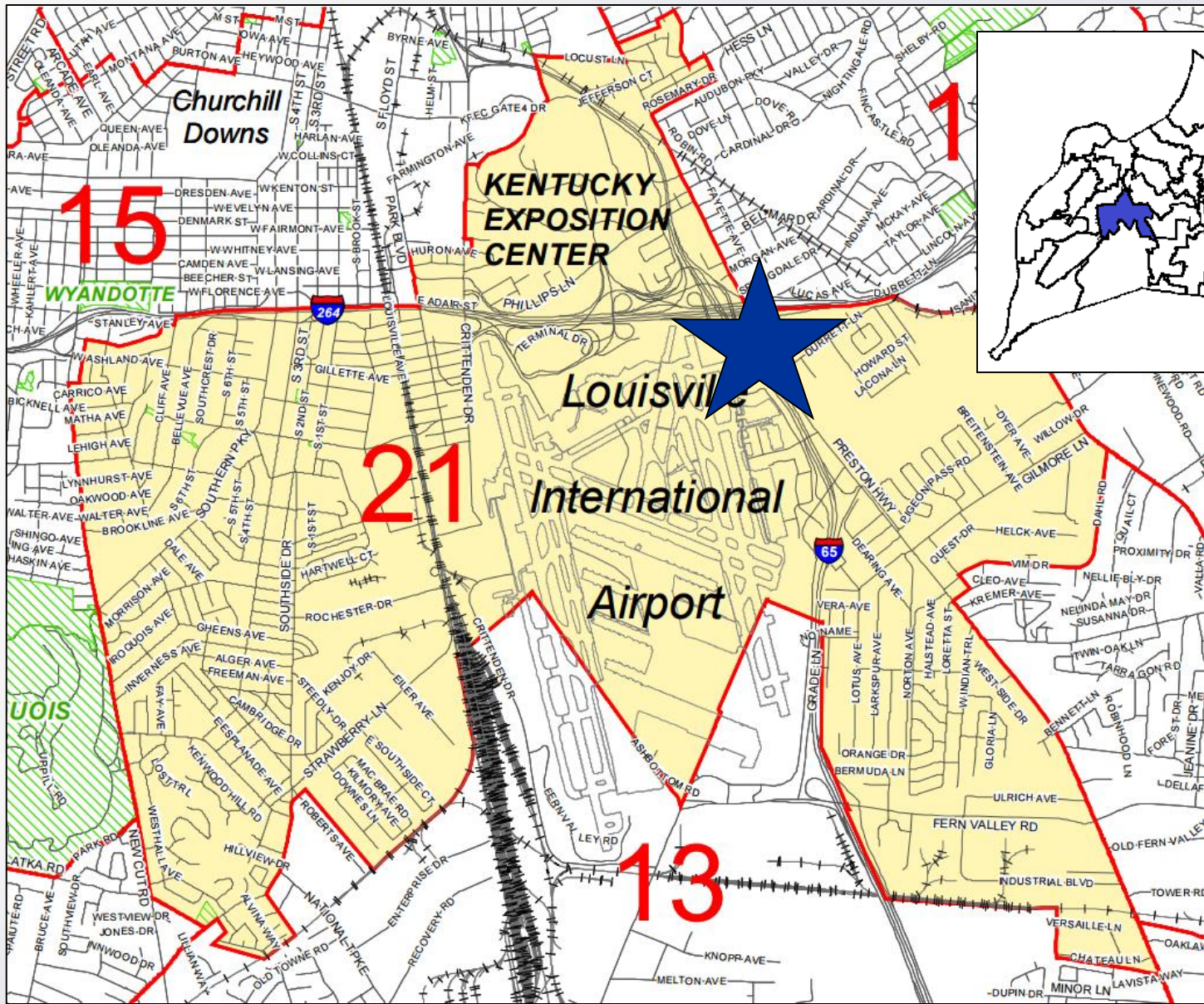
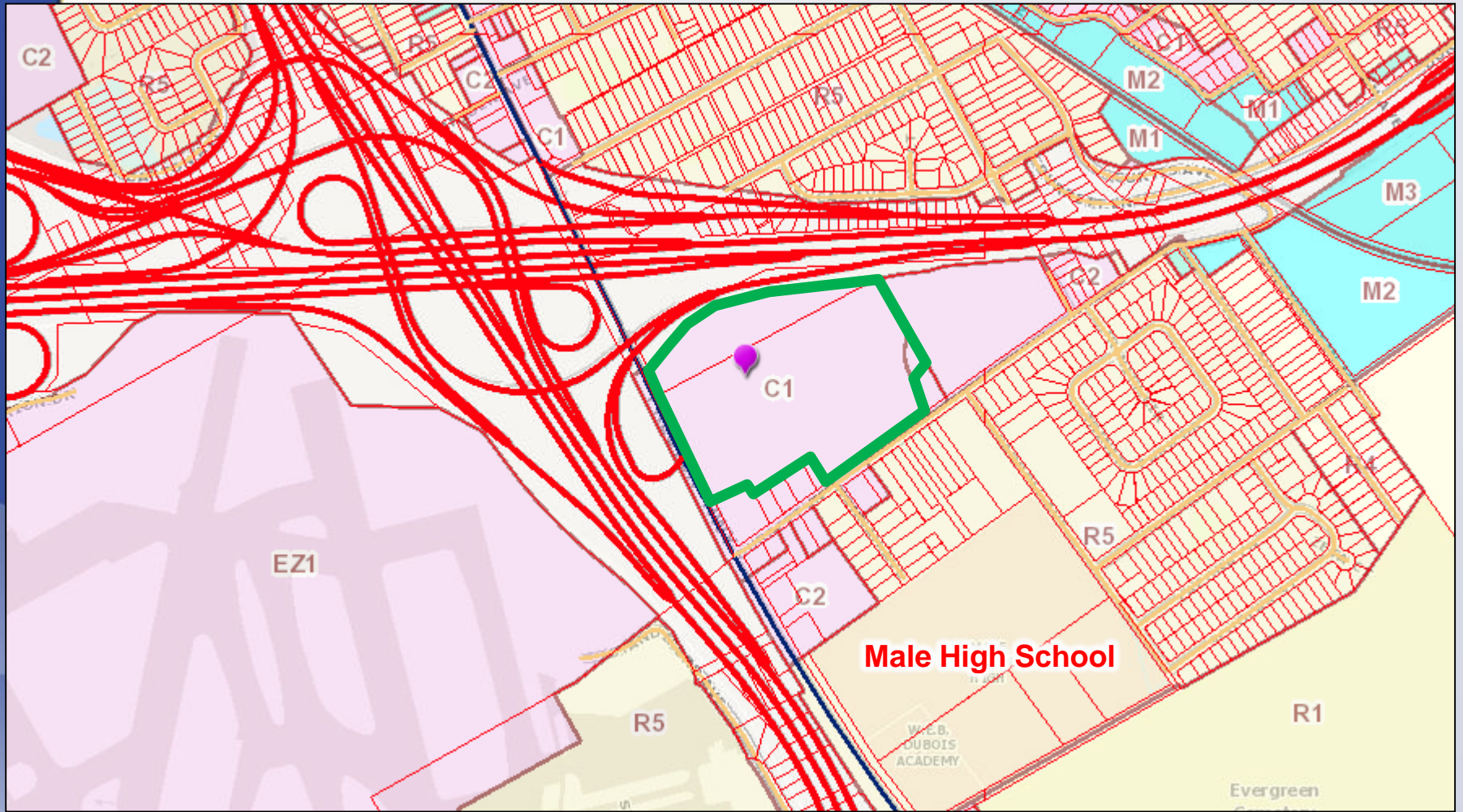


19-ZONE-0080 DURRETT LANE



Planning & Zoning Committee
March 10, 2020





Existing: C-1 & C-2/SMC
Proposed: PEC/SMC



Existing: Vacant
Proposed: Office/Warehouse

Requests

- **Change in zoning** from C-1 & C-2 Commercial to PEC Planned Employment Center on 25.5 acres
- **Waiver** of Land Development Code, section 10.2.7 & 10.2.10 to allow encroachments of existing pavement into the required 15' landscape buffer areas (19-WAIVER-0094)
- **Revised Detailed District Development Plan**

Case Summary

- Repurposing of a former telecommunications/call center for office/warehouse uses
- Existing building is approximately 217,082 sf
- The subject property maintains over 1,200 parking spaces. Requirements for specific users will be determined at a later date and prior to occupancy.
- Eastbound access to I-264 is readily available along the Preston Highway Frontage and access to I-65 is available at Grade lane
- The site also maintains access to Durrett lane, a local roadway serving residential populations and commercial services.

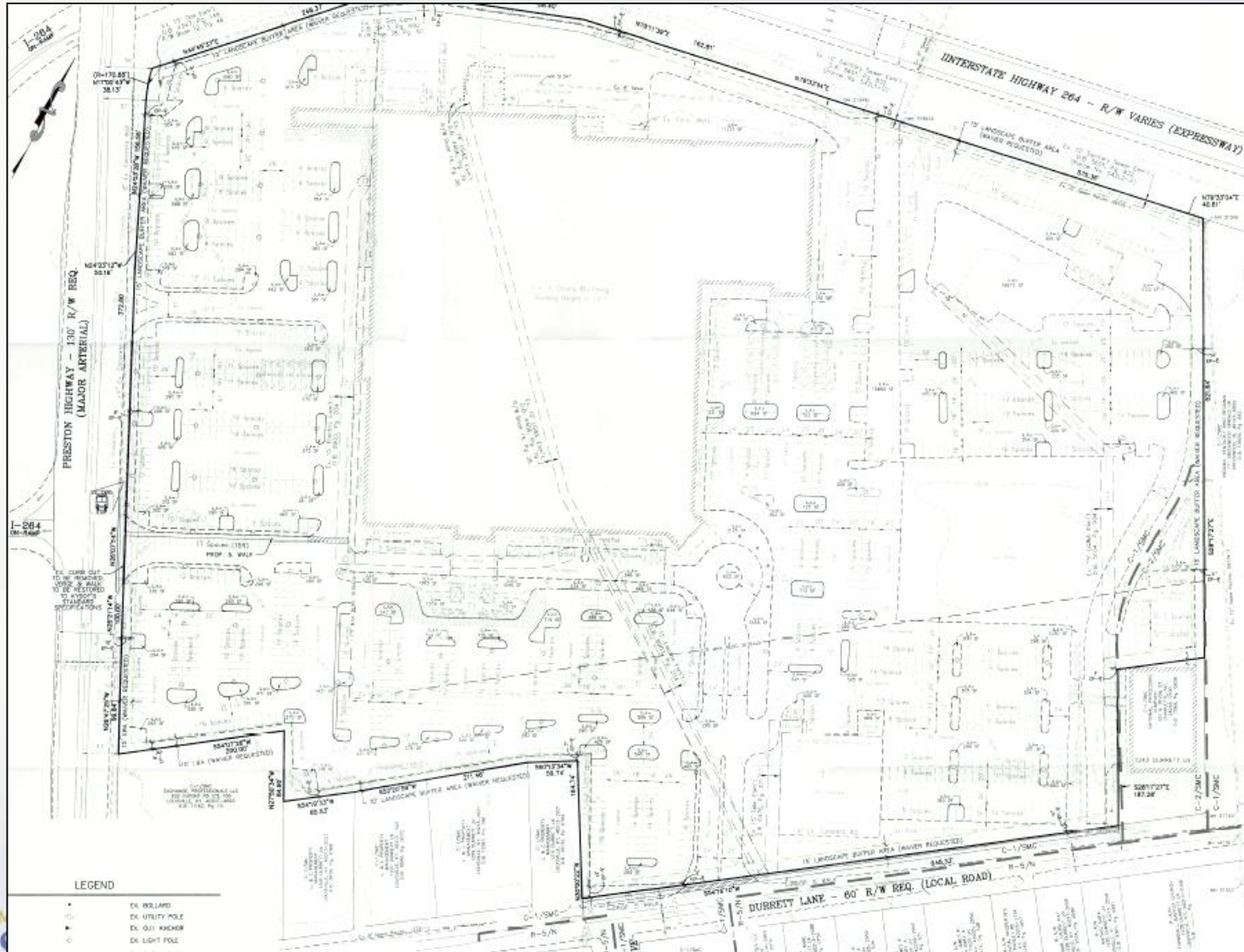
Site Photos



Site Photos-Surrounding Areas



Applicant's Development Plan



Public Meetings

- Neighborhood Meeting held on 11/7/2019
 - Five people attended the meeting.
- LD&T meeting on 1/16/2020
- Planning Commission public hearing on 2/6/2020
 - No one spoke in opposition.
 - The Commission recommended approval of the zoning map amendment from C-1 & C-2 to PEC by a vote of 9-0.