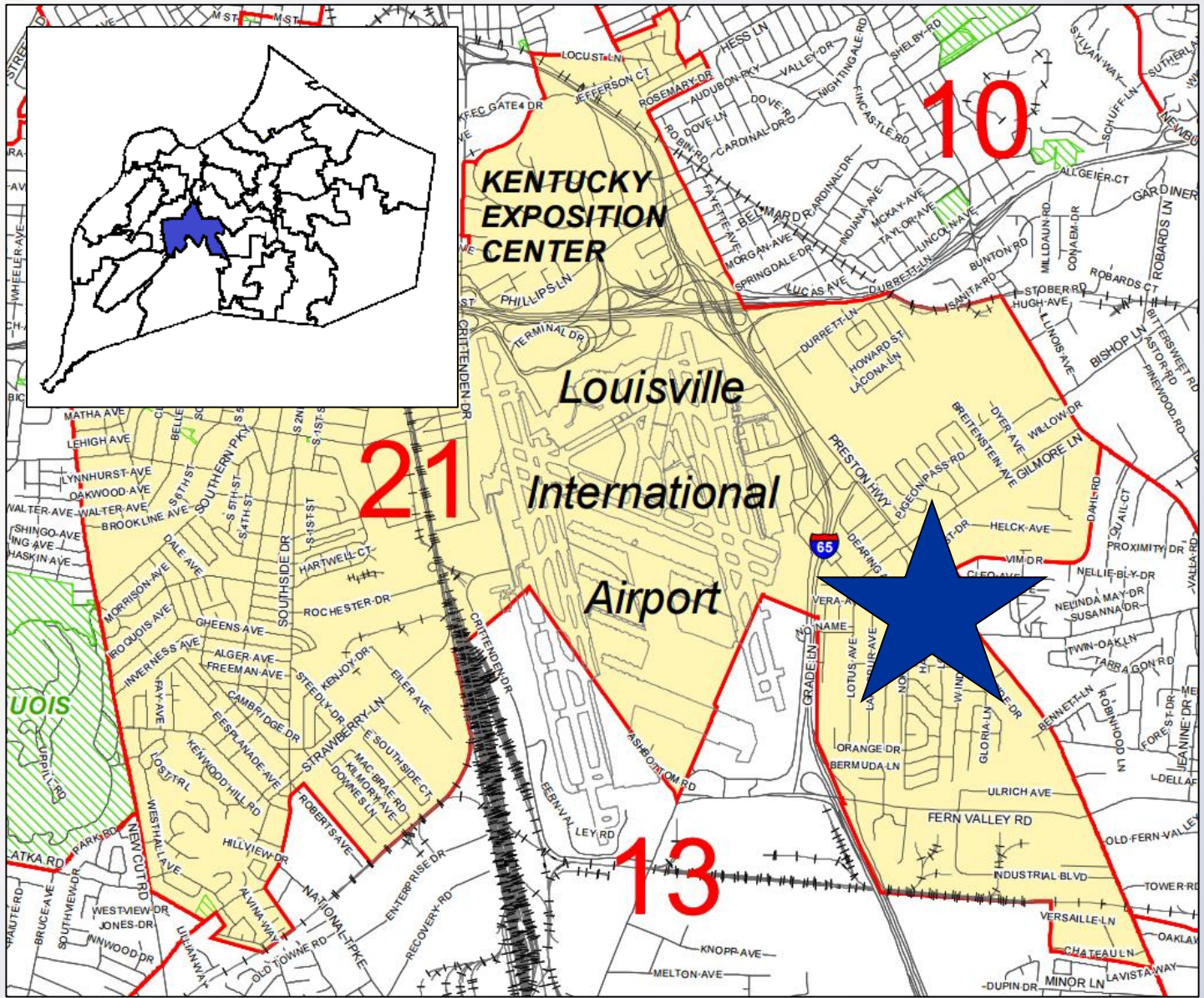
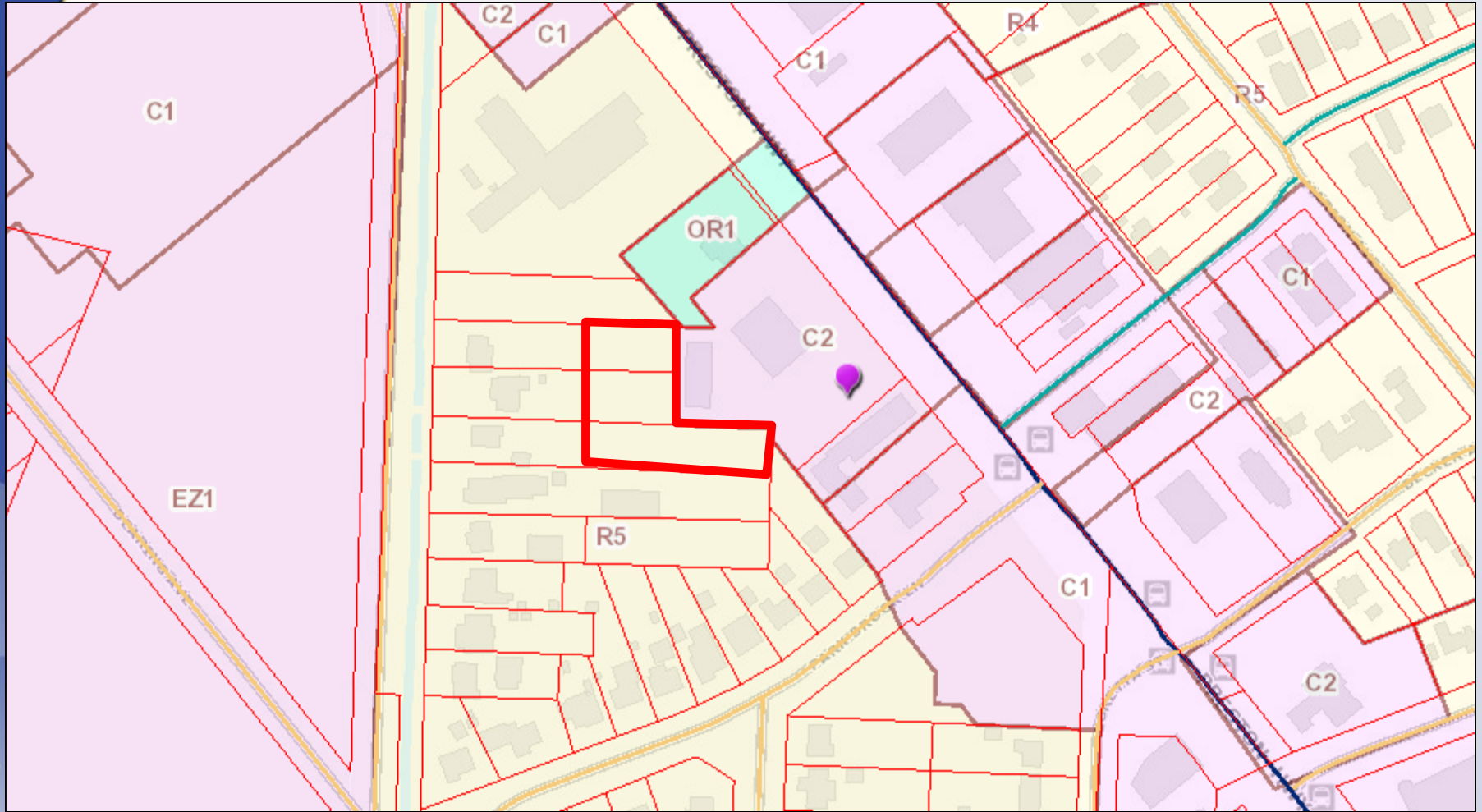


20-ZONE-0064 COATS AUTO



Planning & Zoning Committee
October 13, 2020





Existing: R-5/N
Proposed: C-2/SMC



Existing: Residential
Proposed: Commercial

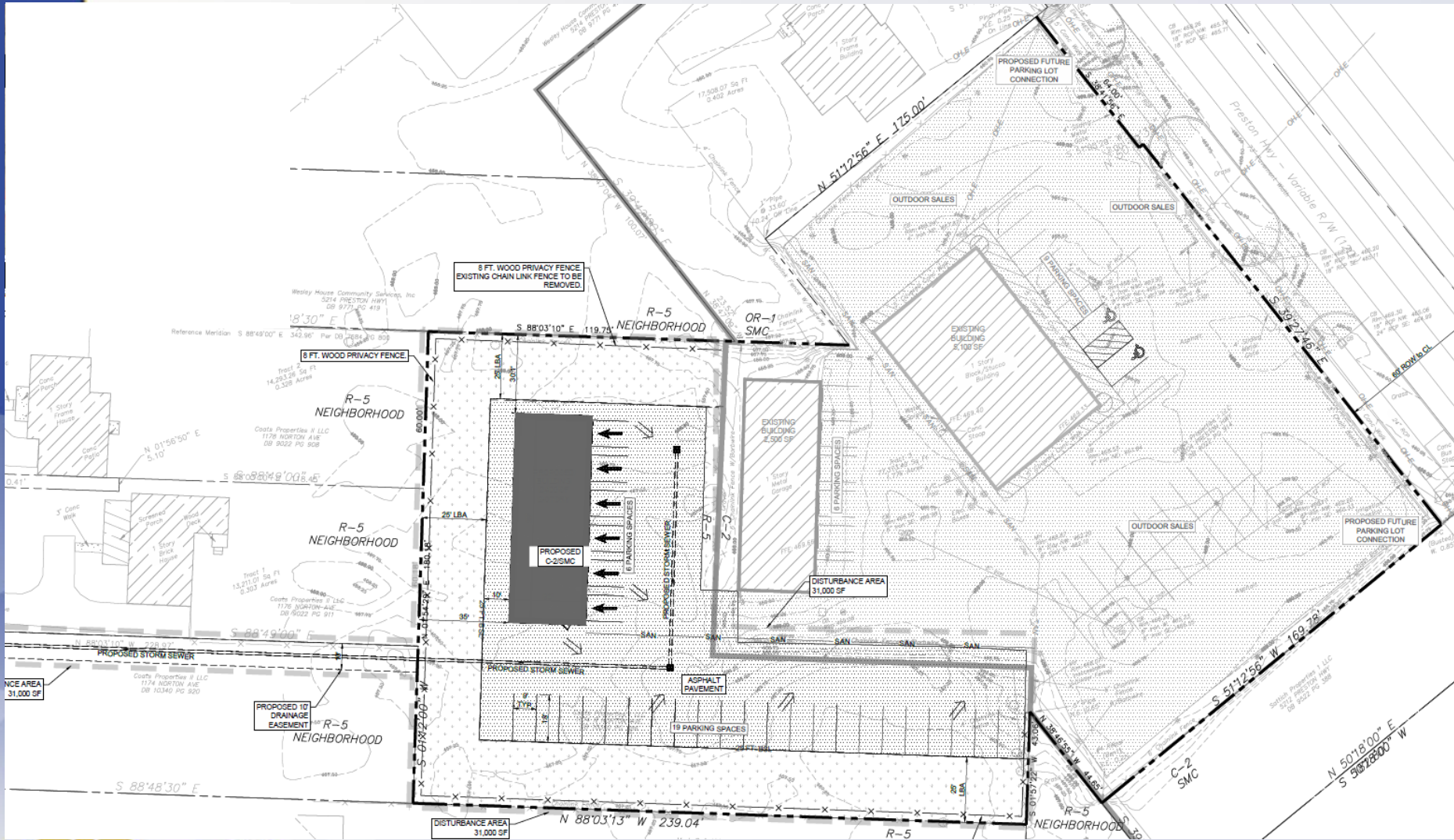
Requests

- Form District change from Neighborhood to Suburban Marketplace Corridor
- Zoning change from R-5 to C-2 Commercial
- Revised Detailed District Development Plan

Case Summary

- Expansion of an existing automobile dealership and service center
- The proposed land area for development will result in the subdivision of the rear of 3 residential lots located along Norton Avenue.
 - No displacement of residents or demolition has been identified in the application.
- All access will be obtained through existing development to Preston Highway.
- The existing use adjoining the proposed area of rezoning was rezoned from R-5 to C-2 in 1997, docket 9-13-97.

Development Plan



Rendering



Public Meetings

- Neighborhood Meeting held on 6/18/2020
 - 1 person attended the meeting.
- LD&T meeting on 8/27/2020
- Planning Commission public hearing on 9/17/2020
 - No one spoke in opposition.
 - Motion to recommend approval of the form district change from Neighborhood to Suburban Marketplace Corridor passed by a vote of 5-0.
 - Motion to recommend approval of the change in zoning from R-5 to C-2 passed by a vote of 5-0.