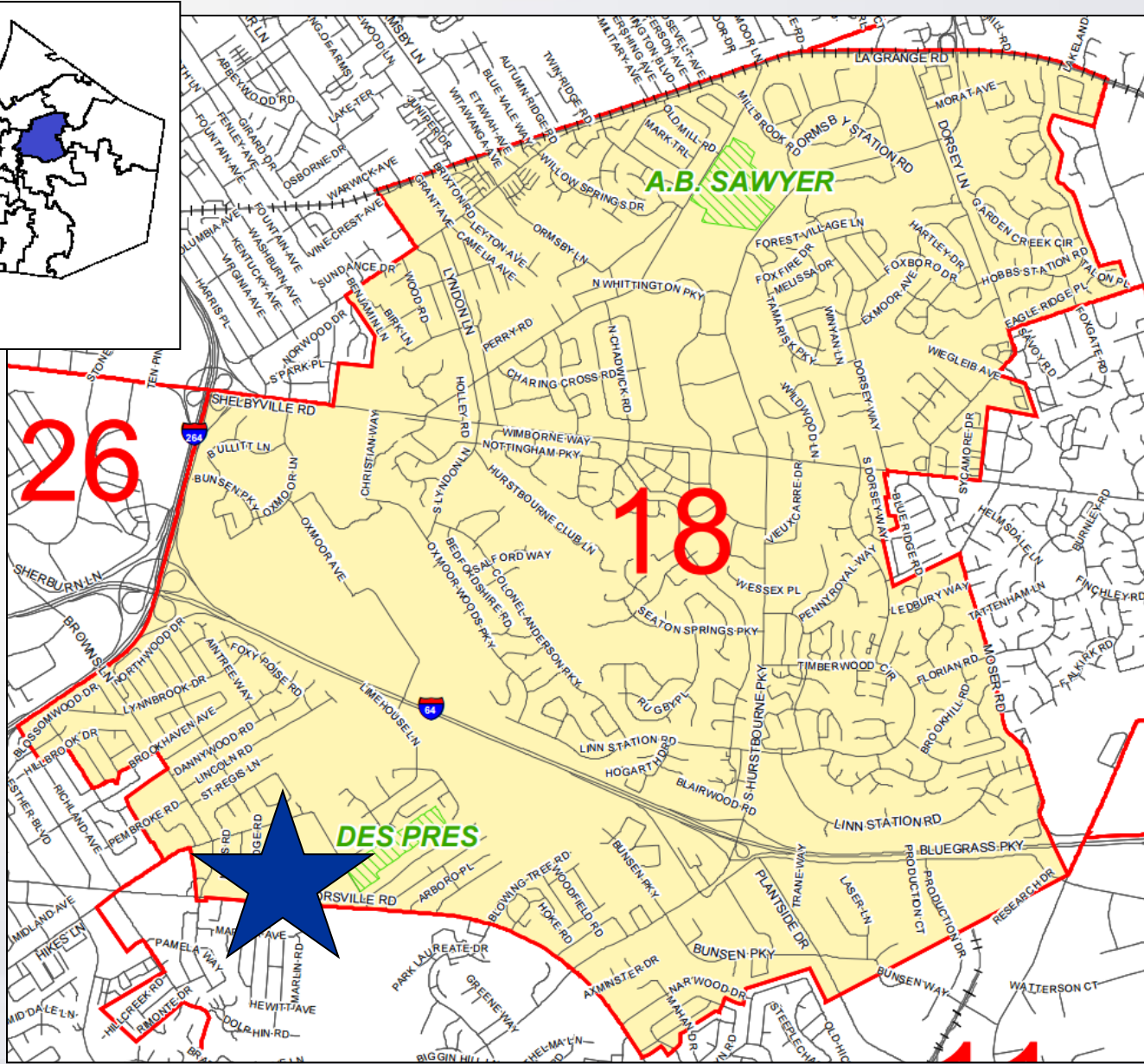
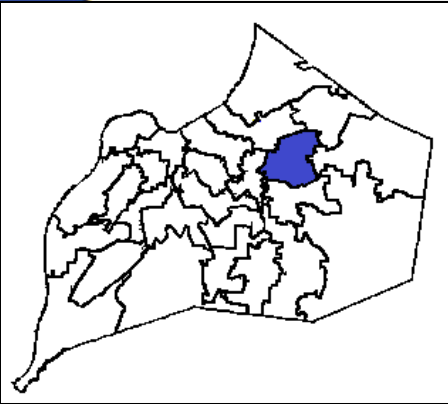


18ZONE1068

4229 TAYLORSVILLE ROAD

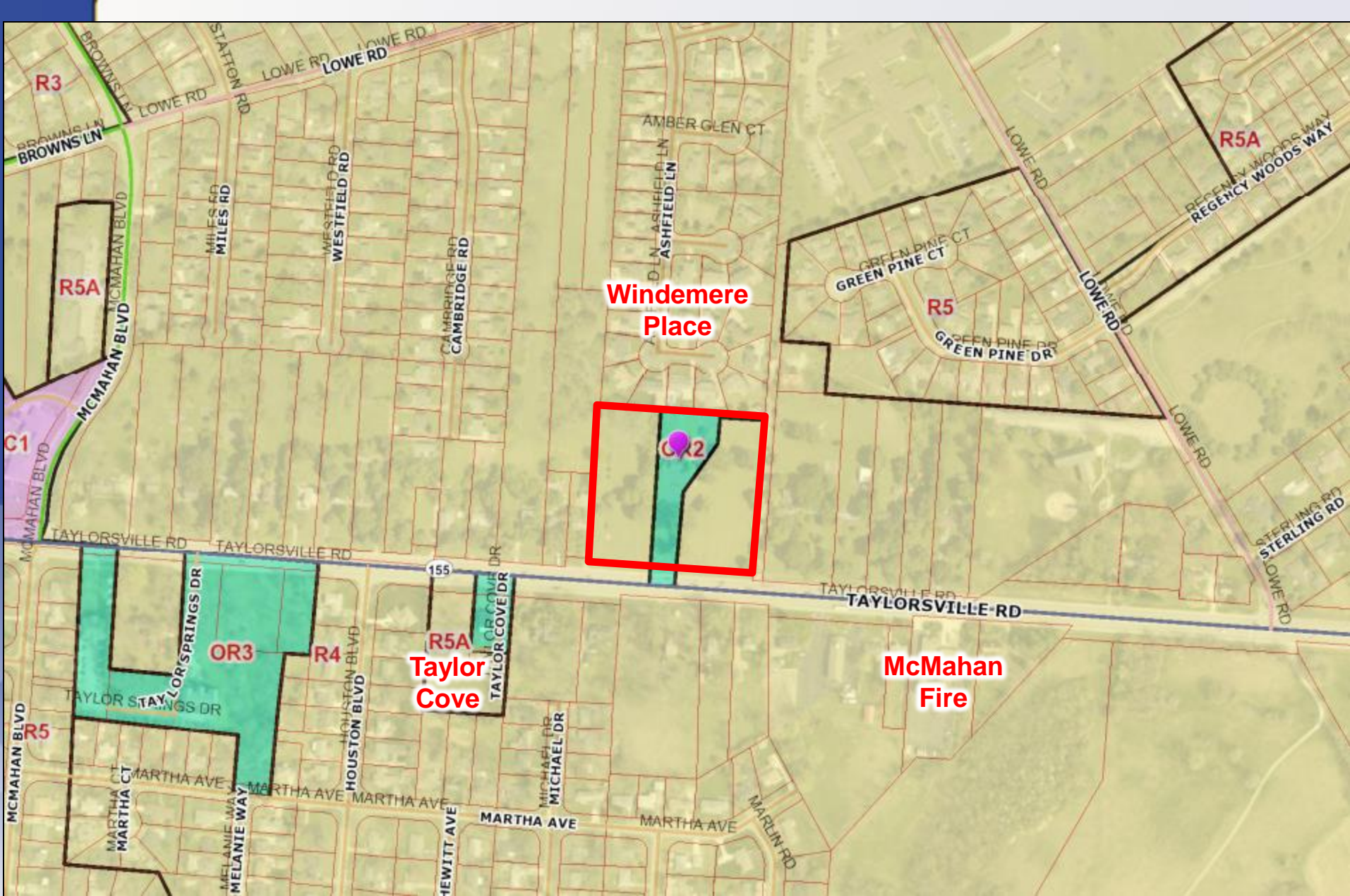


**Planning & Zoning Committee
February 12, 2019**



4229 Taylorsville Road
District 18 - Marilyn Parker

18ZONE1068





Requests

- Change-in-Zoning from R-4 Single-family Residential and OR-2 Office Residential to OR-2 Office Residential and PRD Planned Residential Development on 5.15 total acres
- Detailed District Development Plan/Preliminary Subdivision Plan

Case Summary

- Existing OR-2 portion was rezoned in 1975
- 34 attached single family residents
- Existing house relocated to front of property and used for office use
- 4.67 acres rezoned to PRD, 0.48 acre to OR-2
- Single entrance from Taylorsville Road
- Additional buffering along northern property line

Site Image

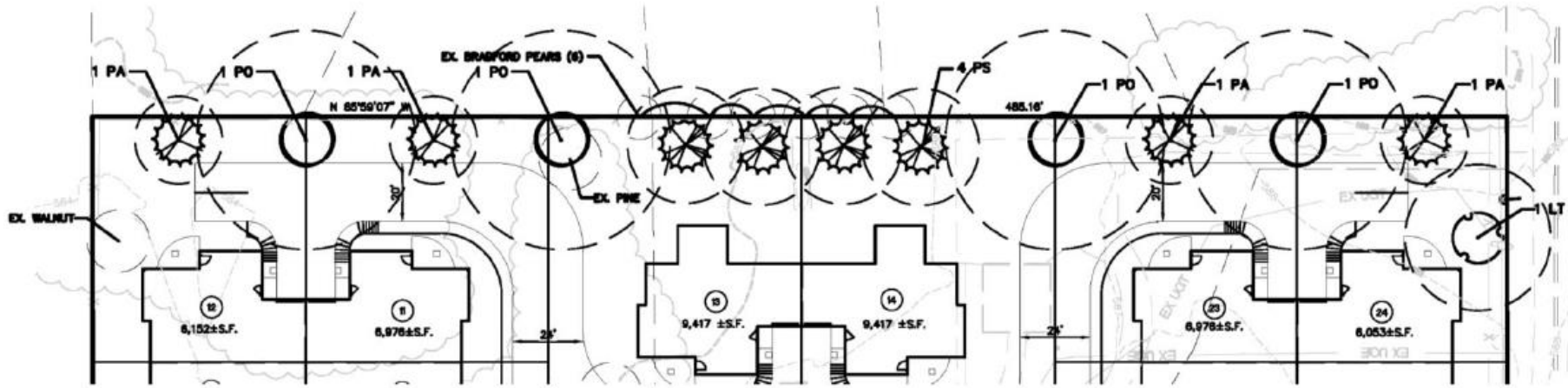






TAYLORSVILLE ROAD





PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/SPACING
DECIDUOUS TREES				
LT	1	LIRIODENDRON TULIPIFERA	TULIP POPLAR	1 3/4" CAL.
PO	4	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	1 3/4" CAL.
PA	4	PICEA ABIES	NORWAY SPRUCE	6' HT
PS	4	PINUS STROBUS	WHITE PINE	6' HT

Public Meetings

- Neighborhood Meeting on 9/24/2018
 - Conducted by the applicant, 44 people attended the meeting
- LD&T meeting on 11/29/2018
- Planning Commission public hearing on 1/10/2019
 - No one spoke in opposition.
 - The Commission recommended approval of the change in zoning from R-4 and OR-2 to OR-2 and PRD with a vote of 9-0 (one member was not present).