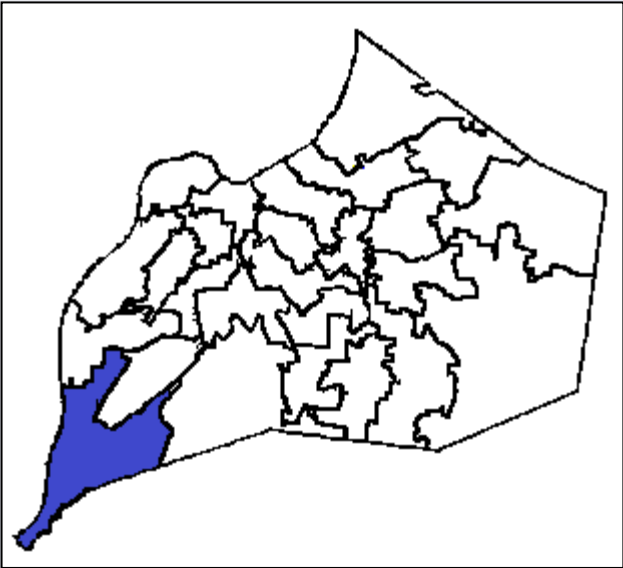
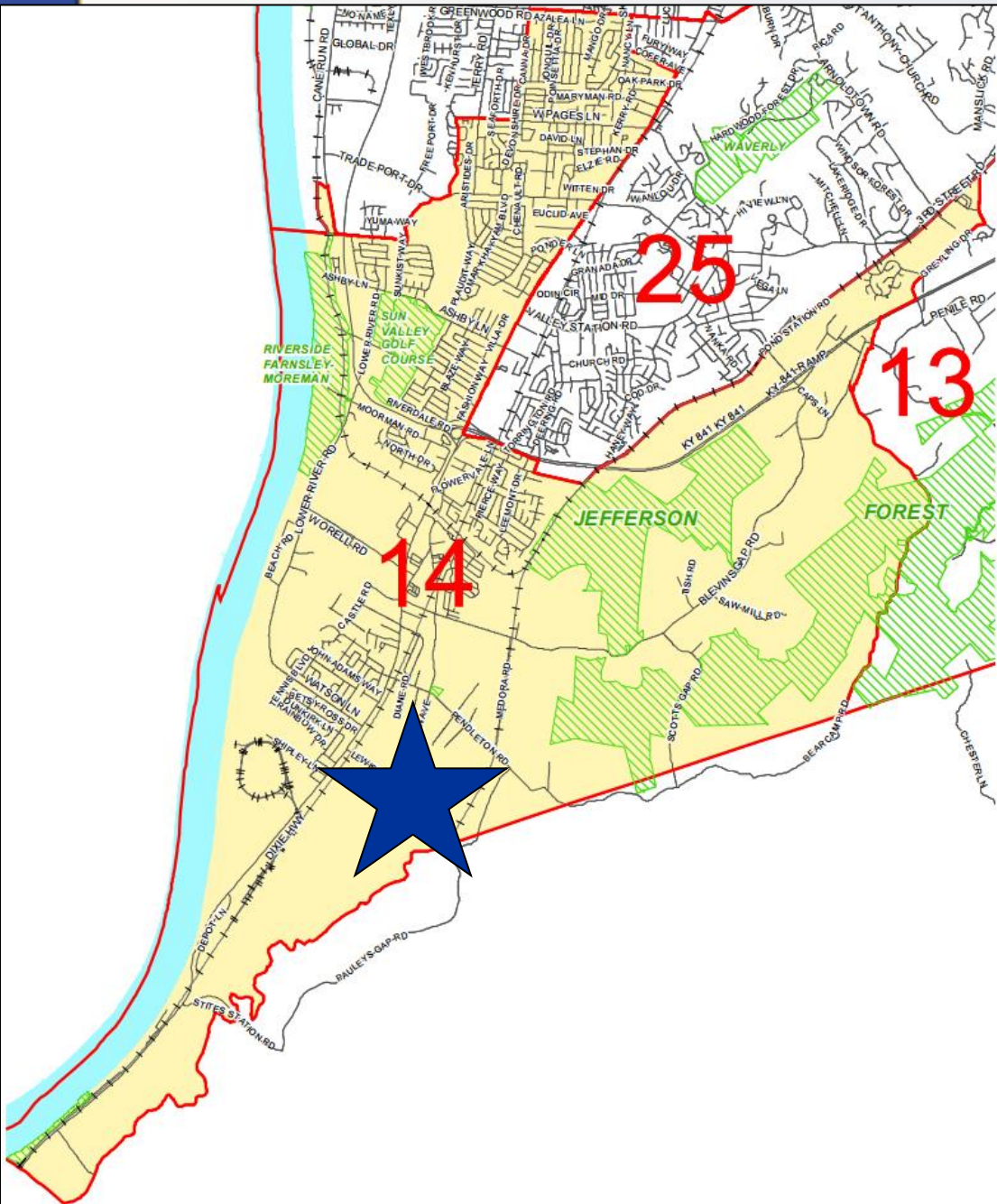


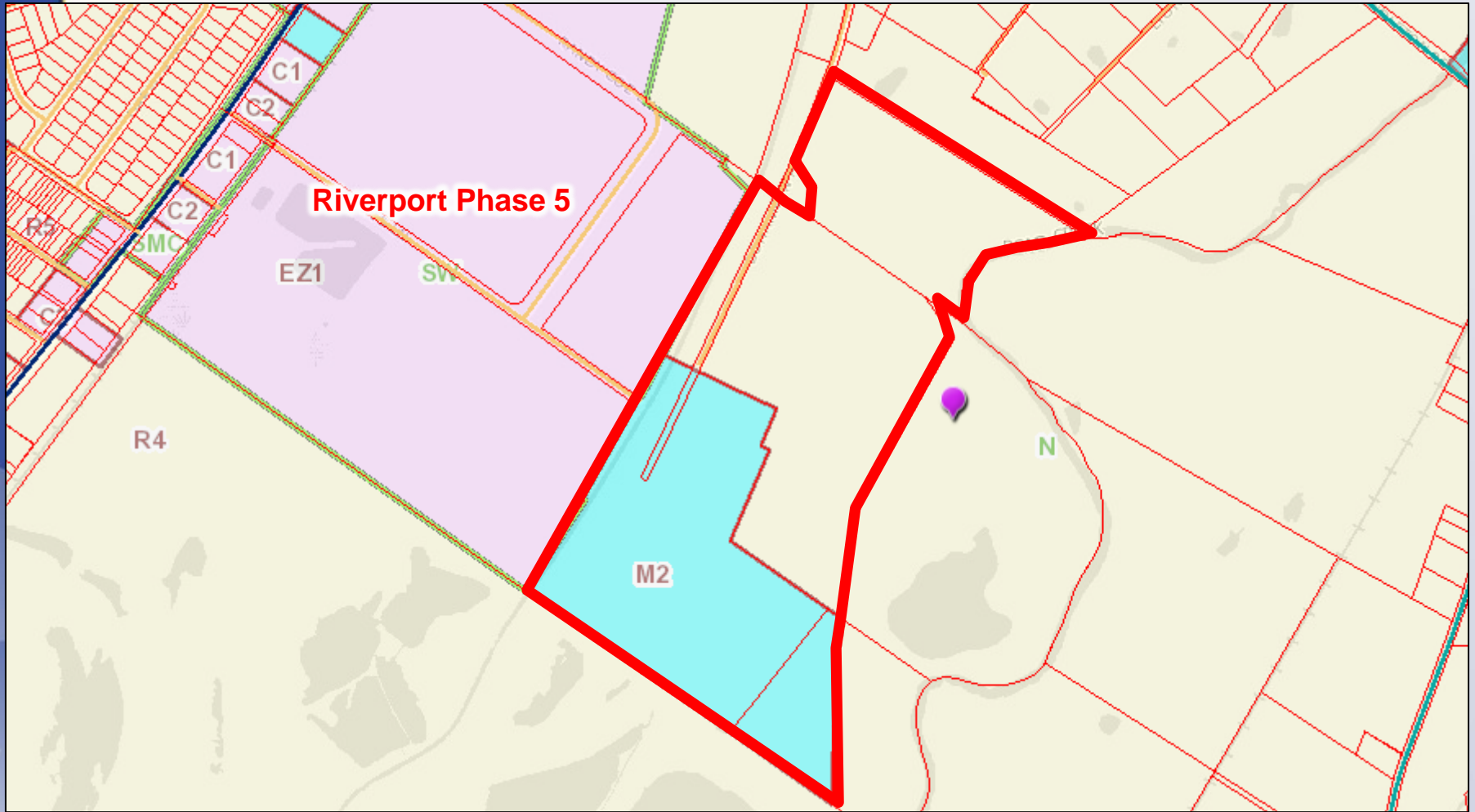
20-ZONE-0069
BOHANON INDUSTRIAL



Planning & Zoning Committee
February 2, 2021



**13915, 14201 & 15012
Bohannon Avenue
District 14 - Cindi Fowler**



Riverport Phase 5

R4

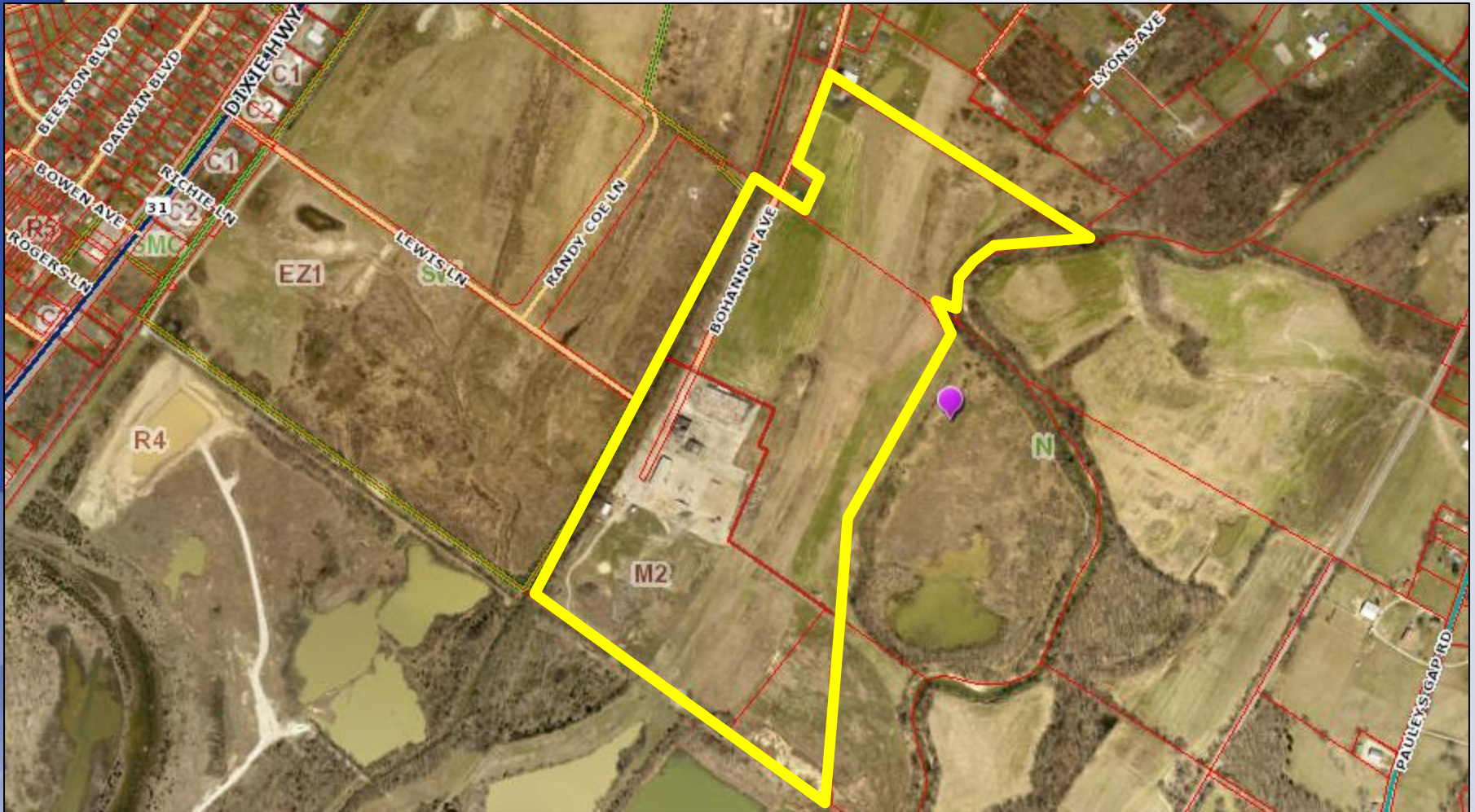
EZ1

SMC

M2

N

Existing: R-4 & M-2/N
Proposed: EZ-1/SW



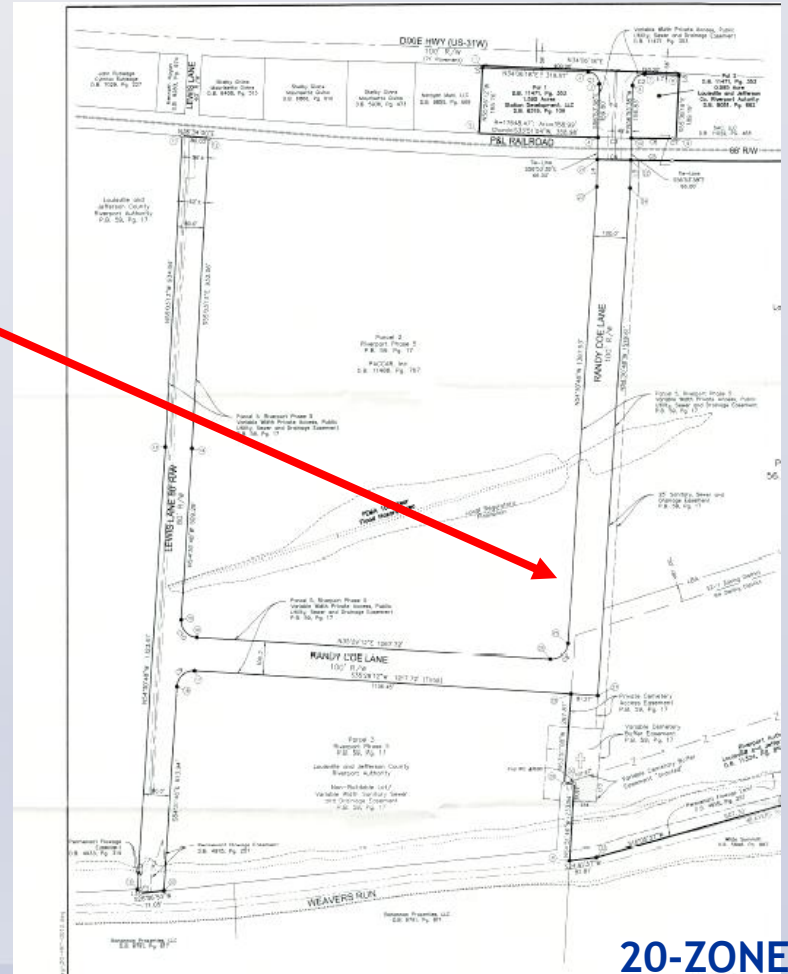
Existing: Ag/Vacant
Proposed: Warehouse/Industrial

Requests

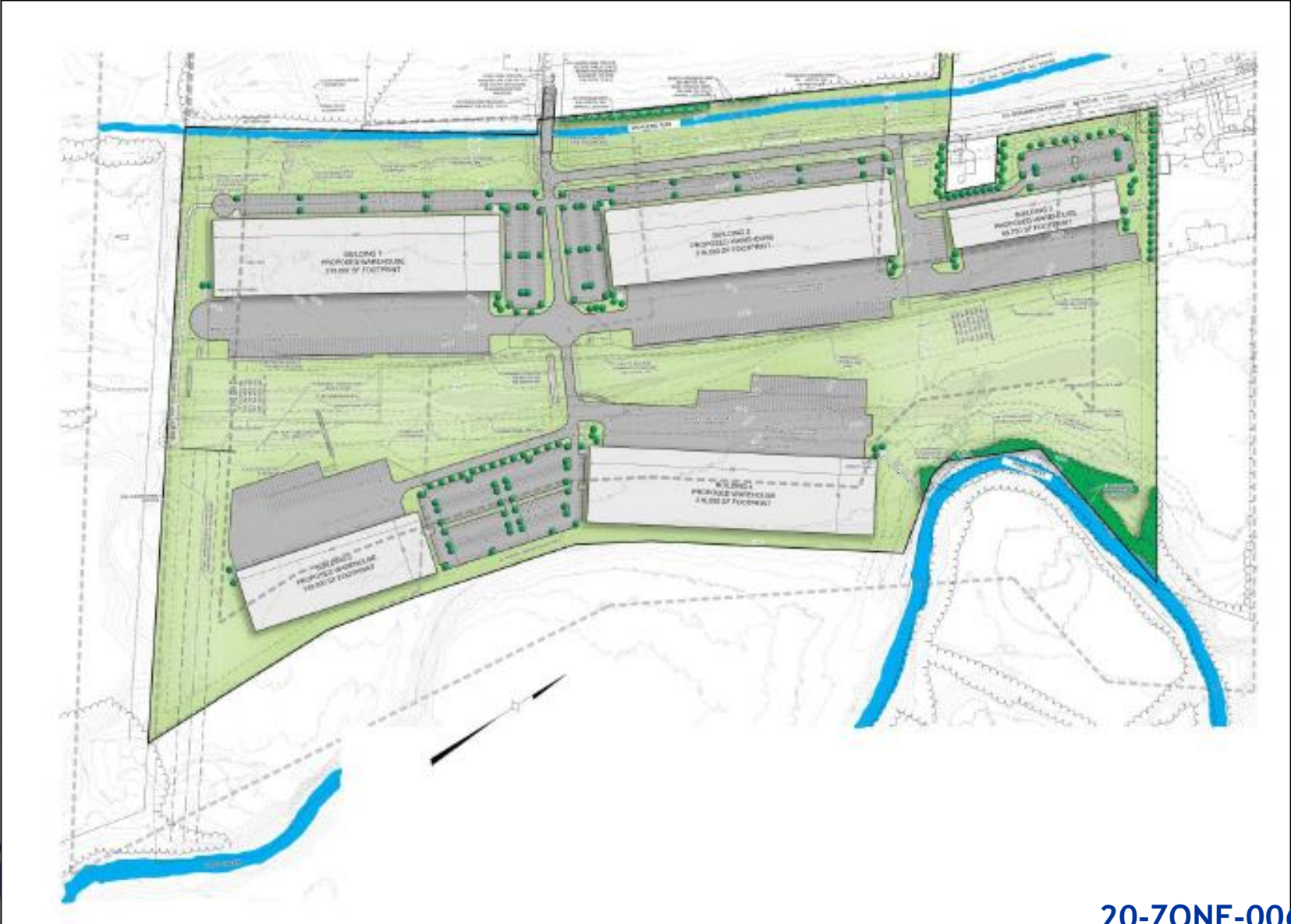
- **Change-in-Zoning** from R-4 & M-2 to EZ-1 (99.19 acres)
- **Change-in-Form** from Neighborhood to Suburban Workplace
- **Variance** from Land Development Code (LDC), section 4.8.3 to encroach upon the 100' protected waterway (Weavers Run)
- **Waiver** of LDC, section 10.2 to encroach upon 50' landscape buffer between EZ-1 and R-4
- **Detailed District Development Plan**

Case Summary

- 830,000 sq. ft. of industrial warehousing.
- Adjacent to Riverport Phase 5 and east of Weavers Run stream.
- Access to the site is proposed through Riverport Phase 5 via Lewis and Randy Coe Lane.
- No access to Bohannon Avenue is proposed or permitted for the development site.



Proposed Plan



Public Meetings

- Neighborhood Meeting held on 7/14/2020
- LD&T meeting on 10/22/2020
- Planning Commission public hearing on 11/19/2020
 - No one spoke in opposition.
 - Motion to recommend approval of the change in zoning from R-4 & M-2 to EZ-1 passed by a vote of 10-0.
 - Motion to recommend approval of the change in form district from Neighborhood to Suburban Workplace passed by a vote of 10-0.