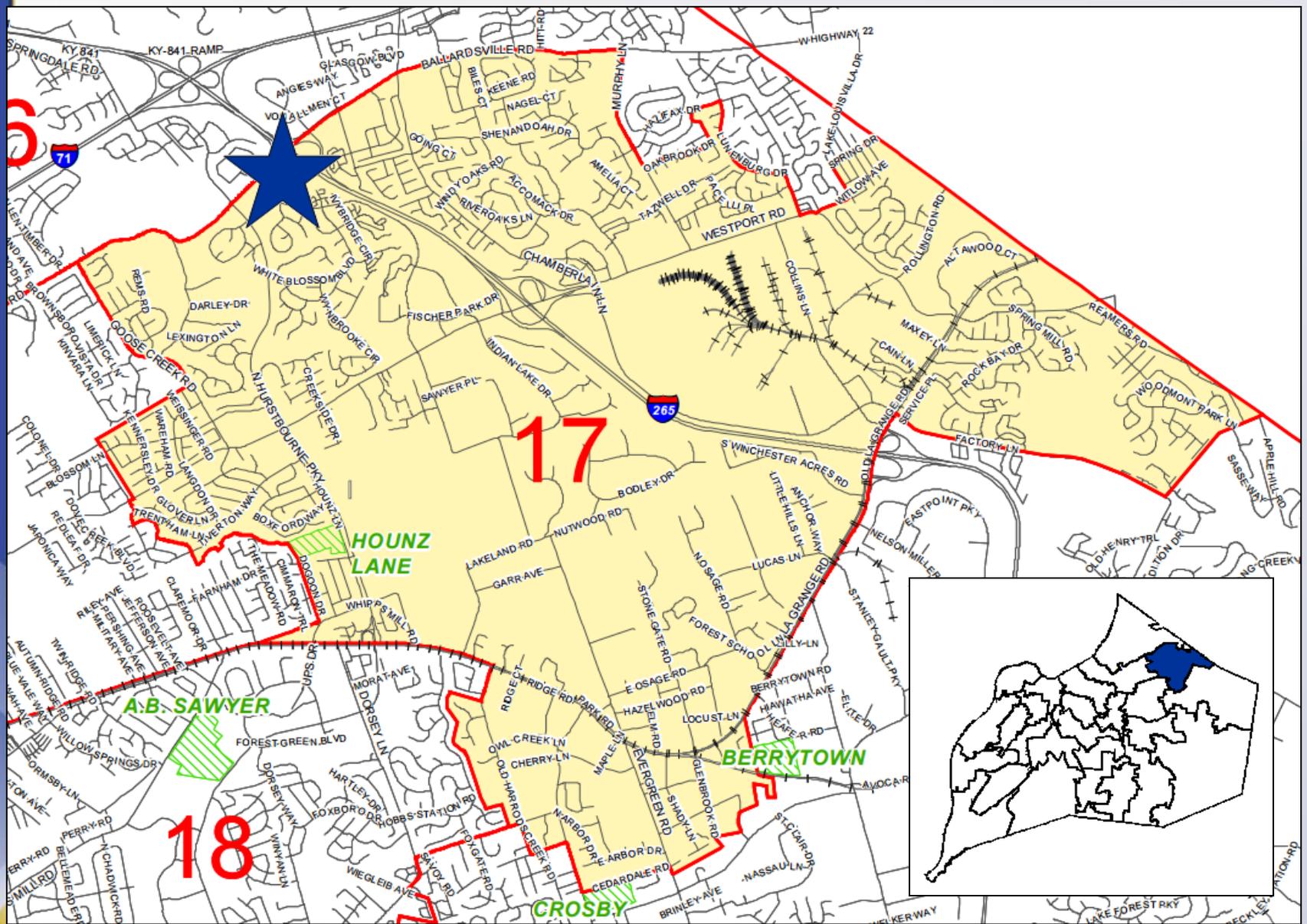


15ZONE1070

Cityscape Simcoe Lane



Planning/Zoning, Land Design & Development
October 11, 2016



Request(s)

- Change in Form District from Neighborhood to Regional Center
- Change in Zoning from R-4 to OR-3
- Variances
 - Height variance (60 feet instead of 45 feet)
 - Rear and Side Yard Setbacks
- Waiver to permit encroachments into the required 20' Landscape Buffer Area (east)
- District Development Plan

Case Summary / Background

- Properties are currently single family residences
- Other properties with access to Simcoe Lane are Springhurst Tennis Center, Republic Bank building and Avish Garden Shopping Center
- Applicant is proposing a five story structure containing 249 units with a parking garage in the center of the structure

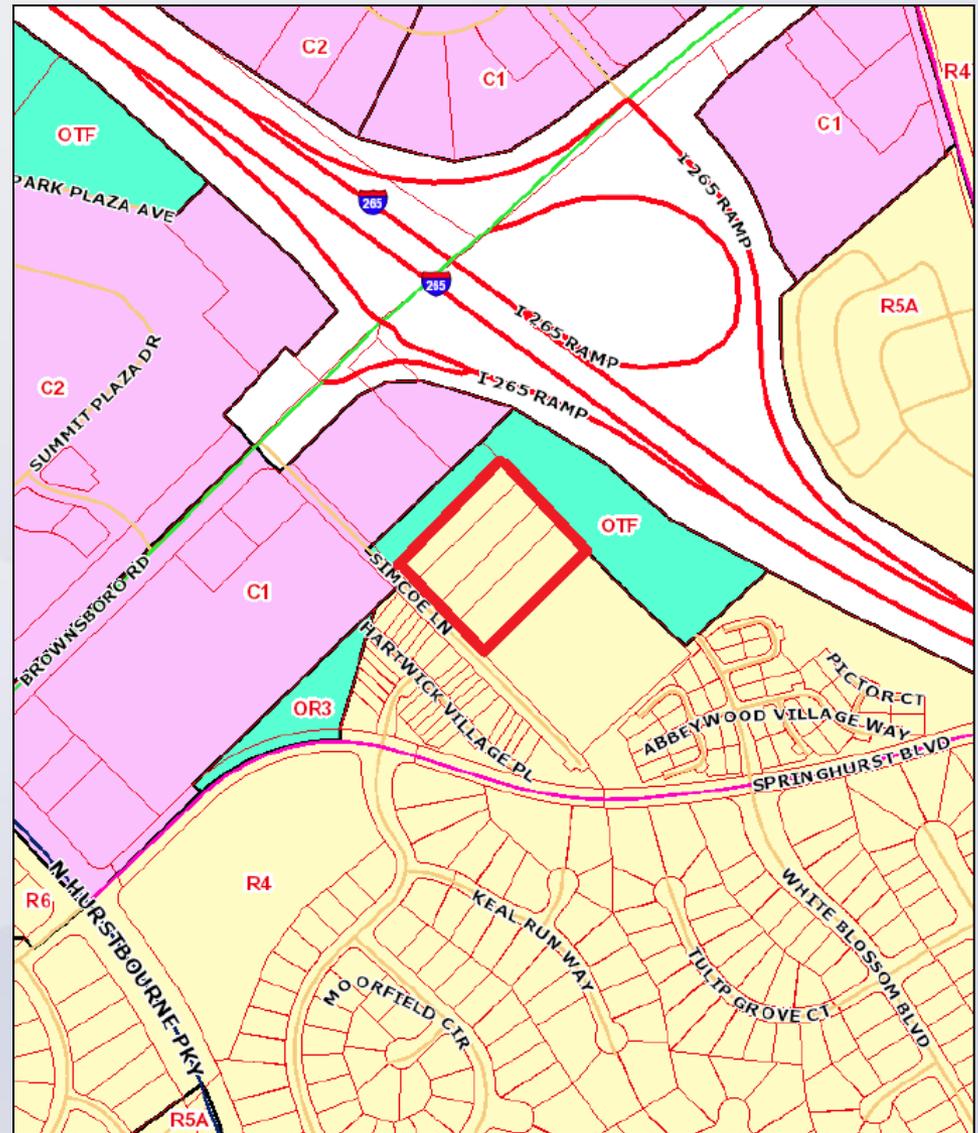
Zoning/Form Districts

Subject Property:

- Existing: R-4/N
- Proposed: OR-3/RC

Adjacent Properties:

- North: OTF/N
- South: R-4/N
- East: OTF/N
- West: C-1 & R-4/N



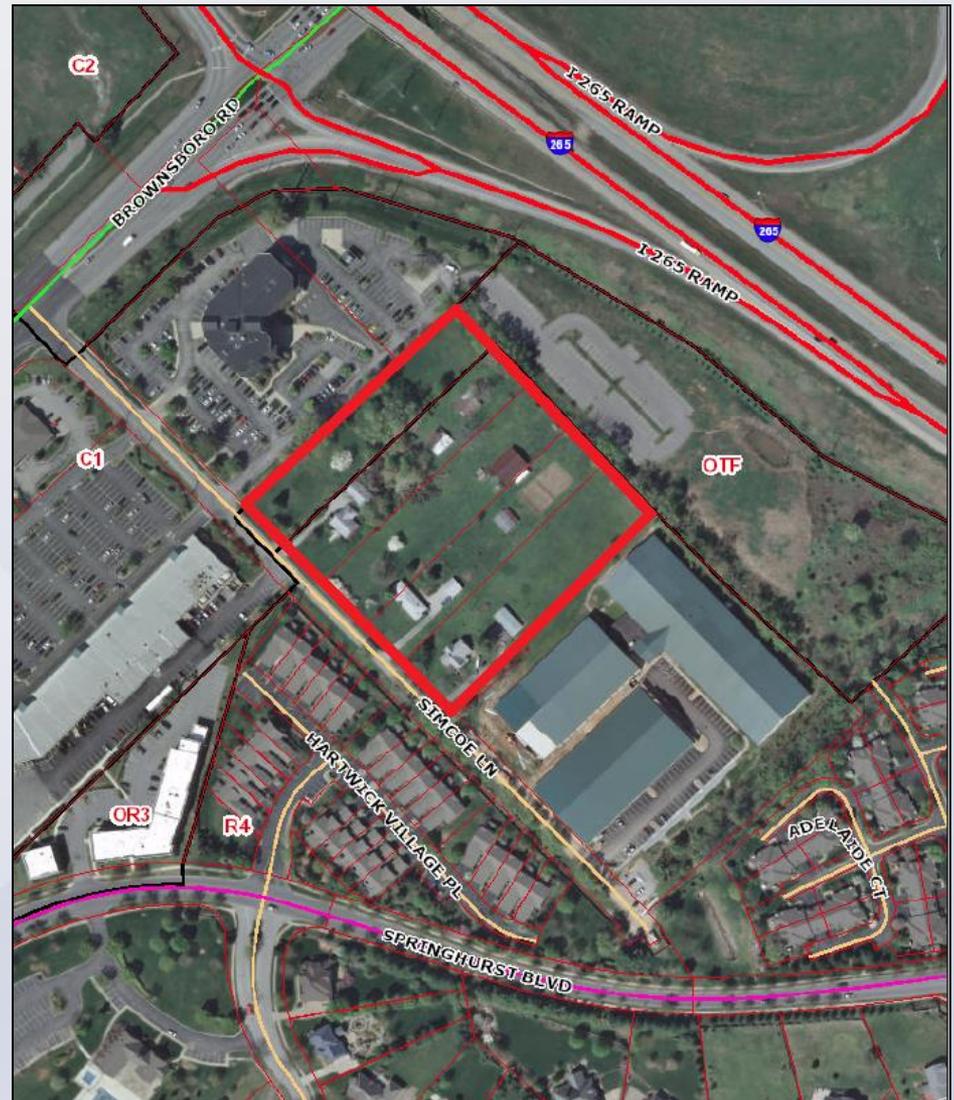
Aerial Photo/Land Use

Subject Property:

- Existing: Single Family
- Proposed: Multi-Family

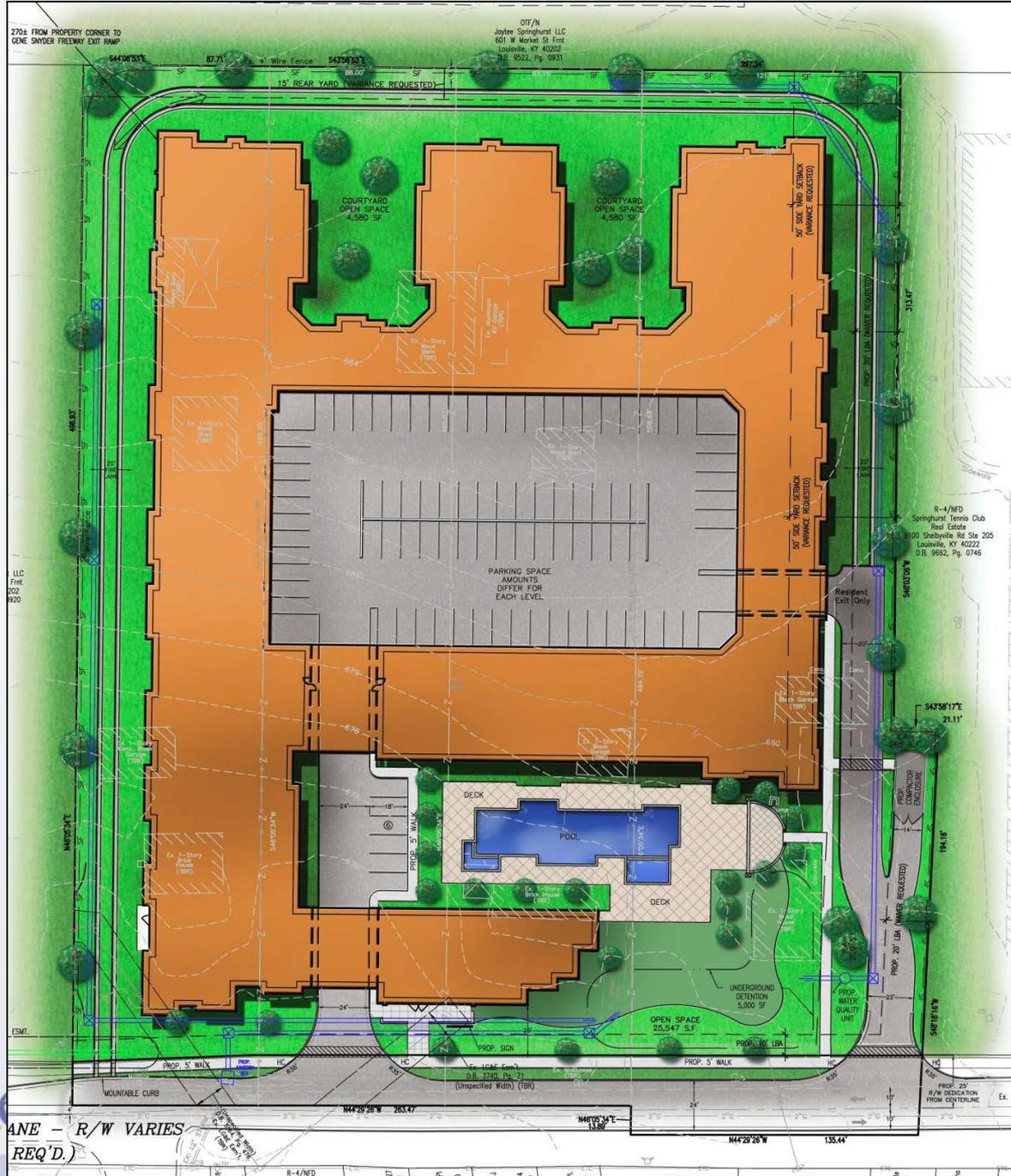
Adjacent Properties:

- North: Office
- South: Recreational
- East: Vacant
- West:
Commercial/Residential



Site Photos-Subject Property





ANE - R/W VARIES
REQ'D.)



15ZONE1070



SW/Simcoe Lane Elevation



NW/Commercial Elevation

PC Recommendation

- Public Hearing was held on 5/24/2016
 - A number of people spoke in opposition to the proposal. The primary items discussed were traffic, scale of building, number of units, screening, landscaping, and building materials.
- A second Public Hearing was held on 9/12/2016
- 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-4 to OR-3 and the form district change from Neighborhood to Regional Center by a vote of 6-0-1 (7 members voted)