

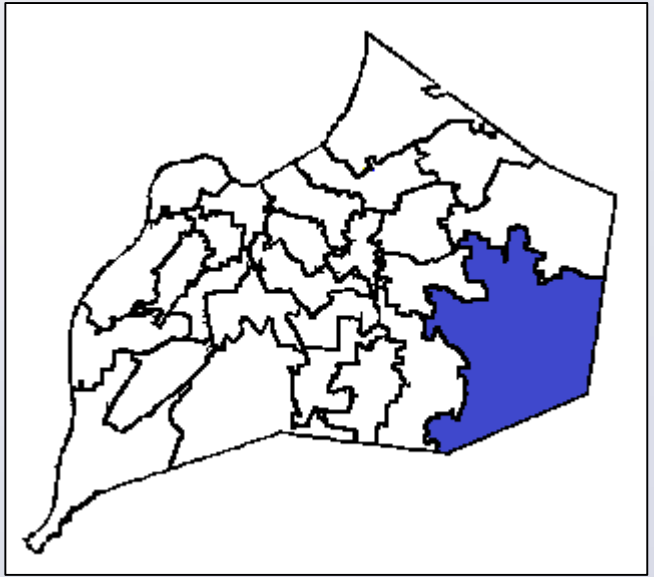
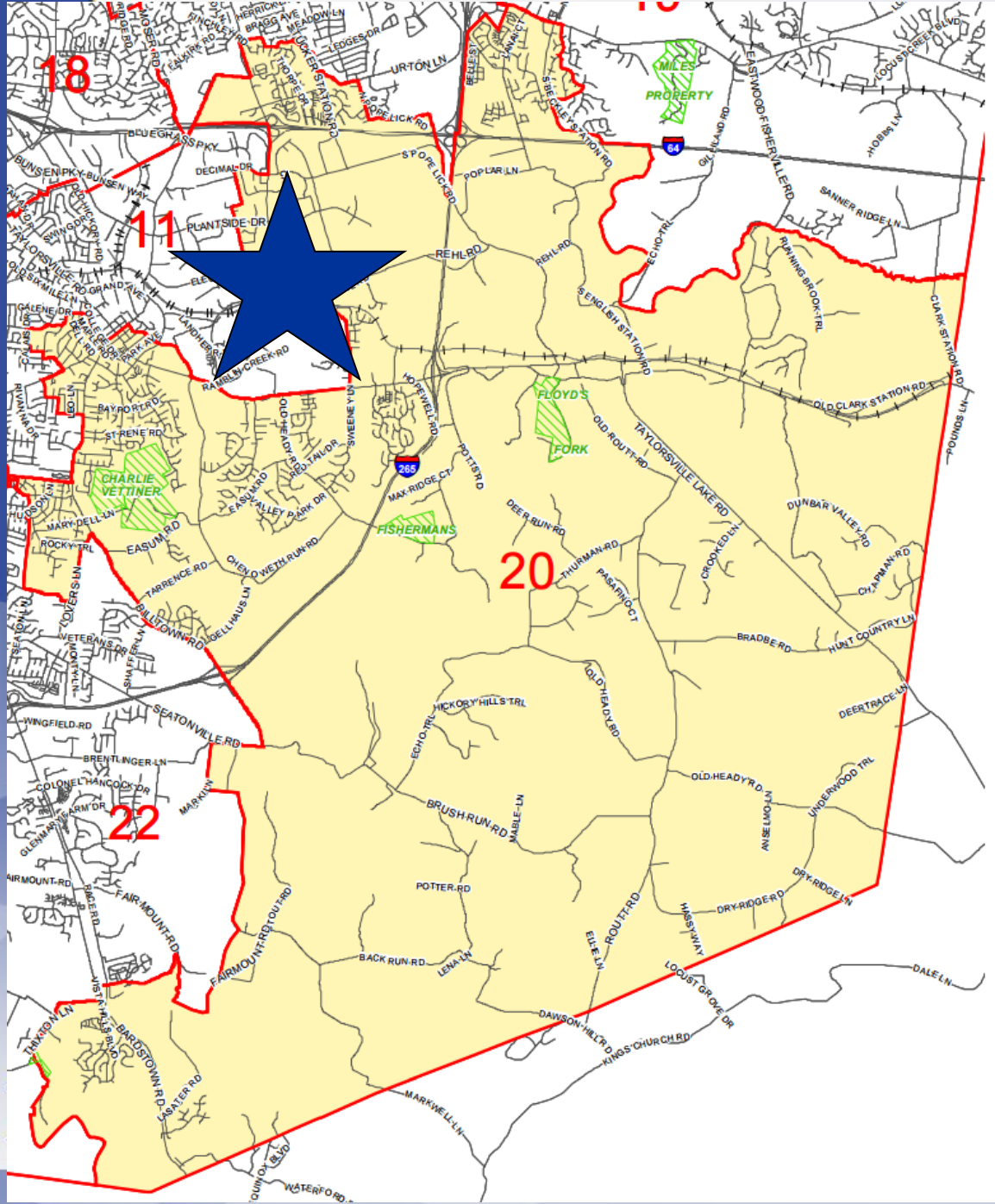
# 20-ZONE-0067

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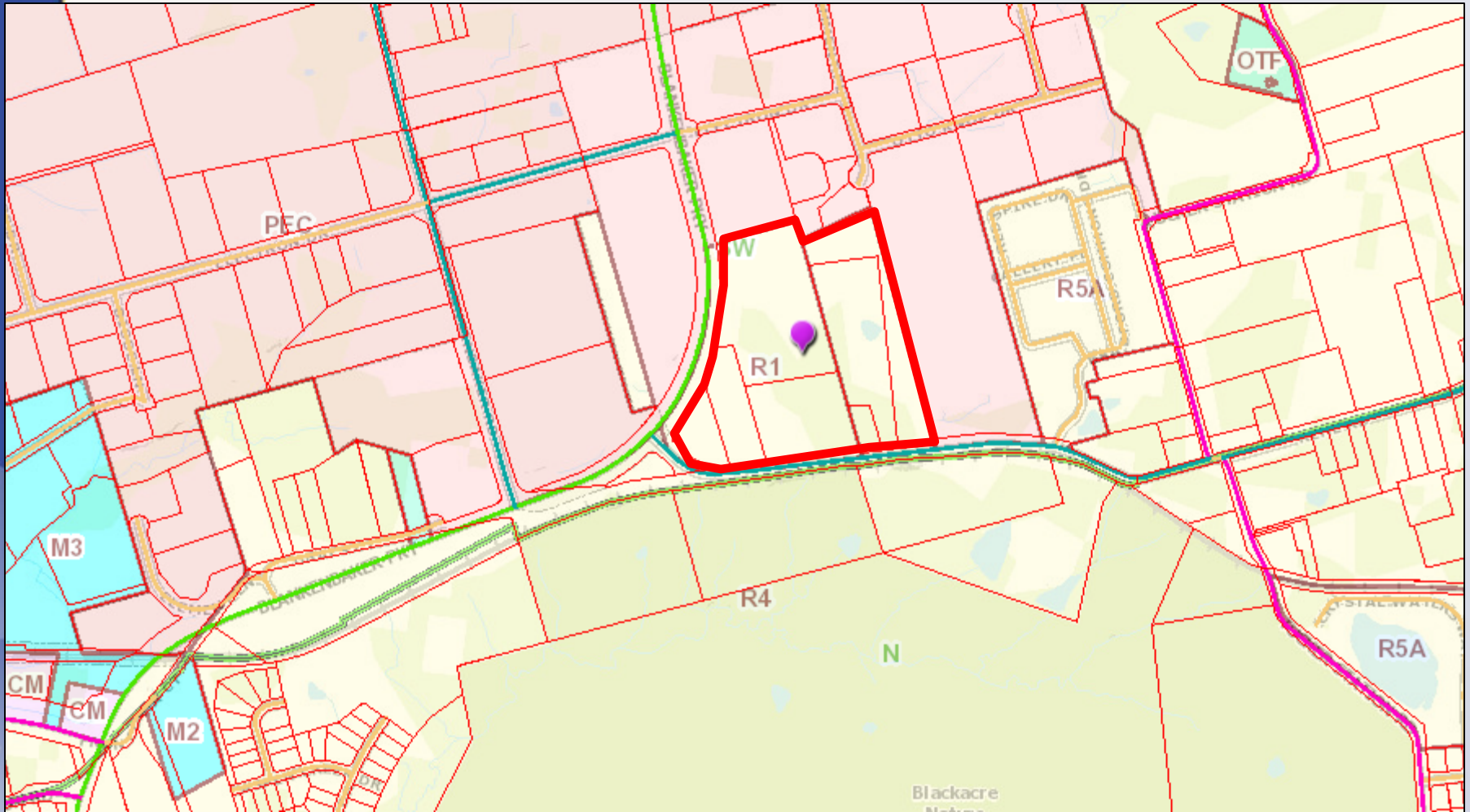
# DISTRIBUTION



Planning & Zoning Committee  
November 10, 2020



**11899 - 12009 Rehl Road  
District 20 - Stuart Benson**



Existing: R-1 & R-4/SW  
Proposed: PEC/SW



Existing: Single Family  
Proposed: Warehouse

# Requests

- Zoning change from R-1 and R-4 Single Family Residential to PEC Planned Employment Center
- Waiver from 5.9.2.A.1.b.ii to omit the required vehicular and pedestrian connections between the site and adjacent sites (20-WAIVER-0074)
- Detailed District Development Plan with Binding Elements

# Case Summary

- Currently developed with single family residences
- Structures not proposed to be preserved
- New 570,000 sf distribution center in two phases
- No connectivity to adjacent properties

# Site Photos-Site Context

View of site  
from  
Blankenbaker  
Parkway



View of site  
from Rehl  
Road



# Site Photos-Surrounding Areas

Railroad line to the south

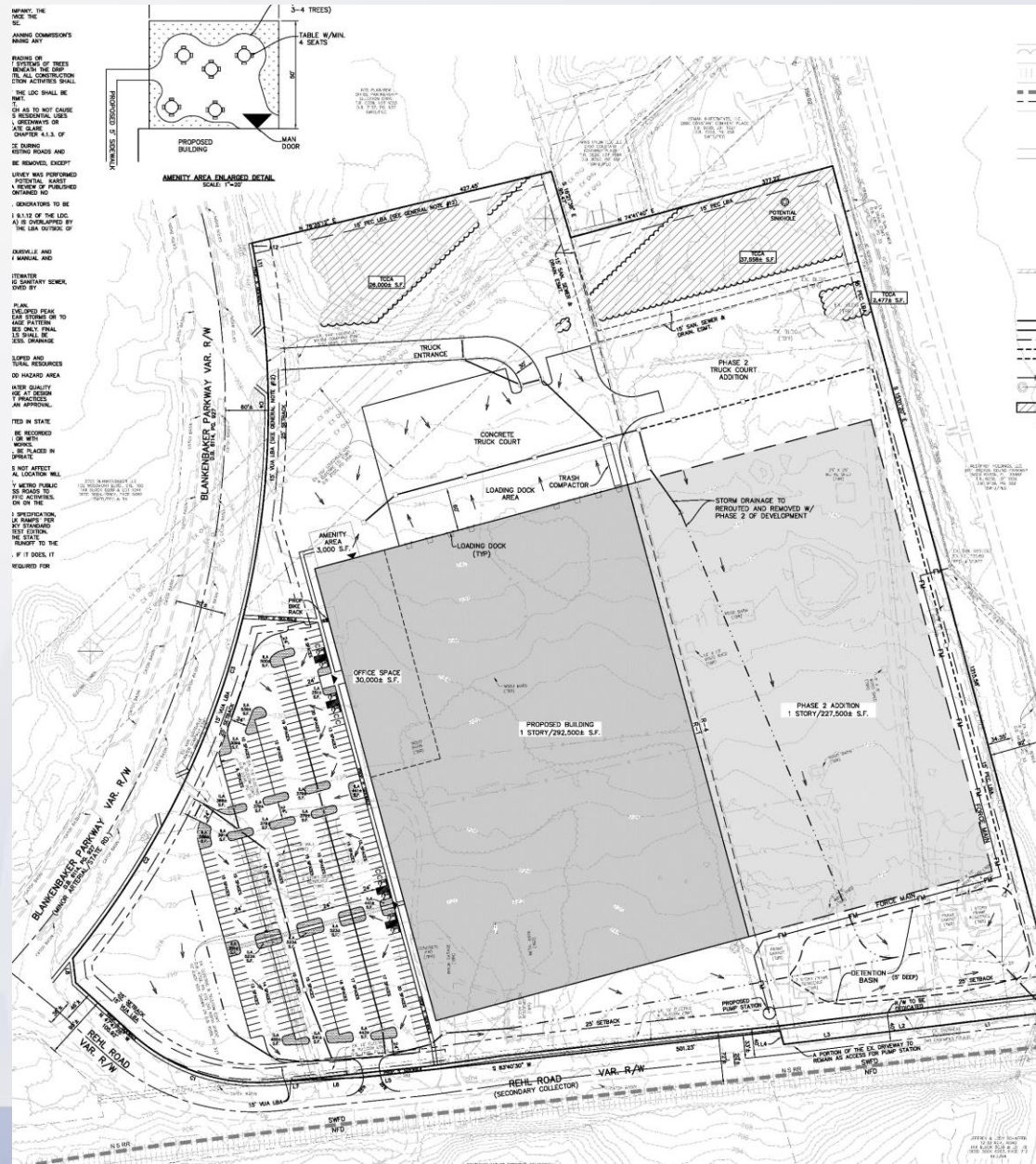


Industrial across Blankenbaker Parkway





# Applicant's Development Plan



# Public Meetings

- Neighborhood Meeting held on 7/15/2020
  - 19 people attended the meeting.
- LD&T meeting on 9/24/2020
- Planning Commission public hearing on 10/15/2020
  - No one spoke in opposition.
  - Motion to recommend approval of the change in zoning from R-1 and R-4 to PEC passed by a vote of 8-0.