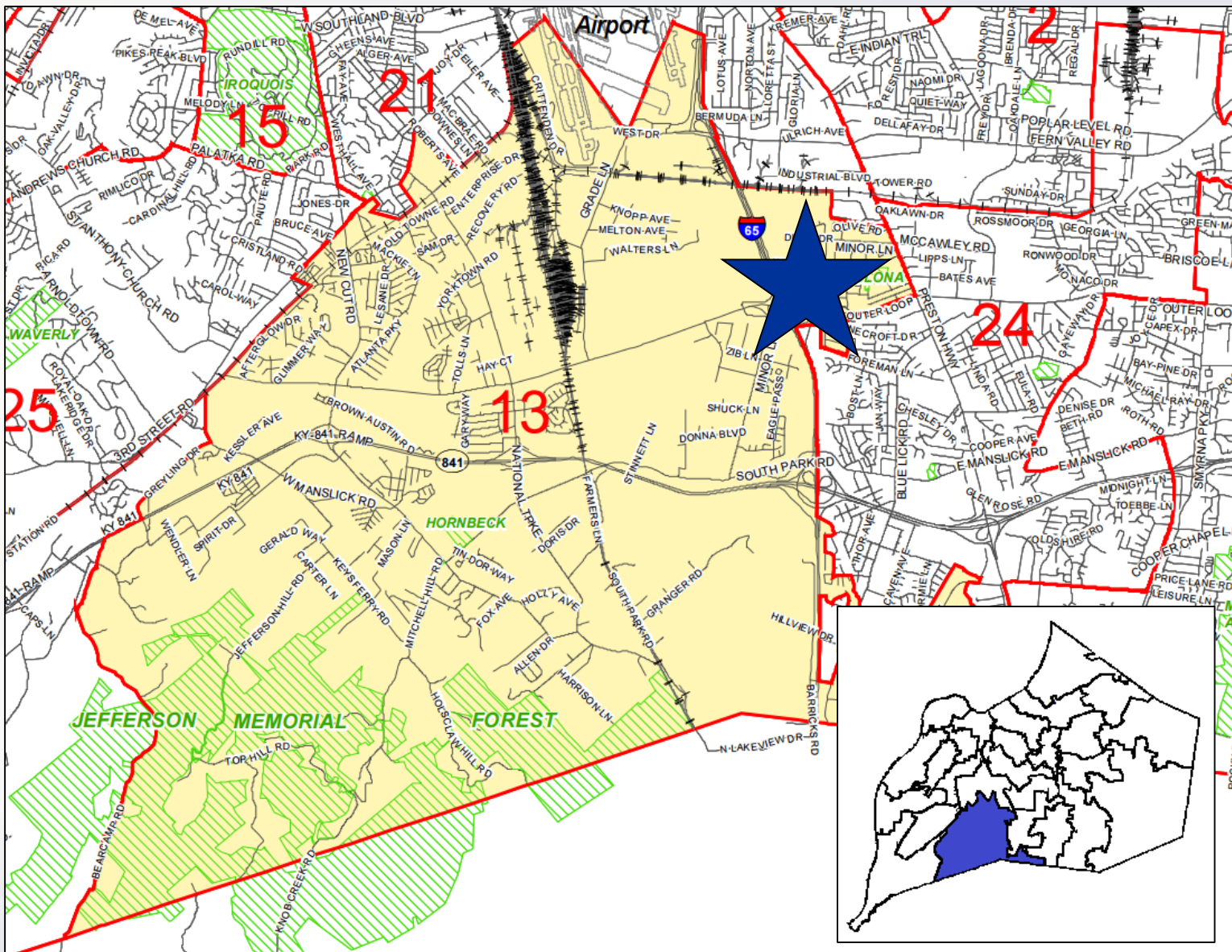


# 19-ZONE-0065

# LOGISTICS AIRPARK NORTH



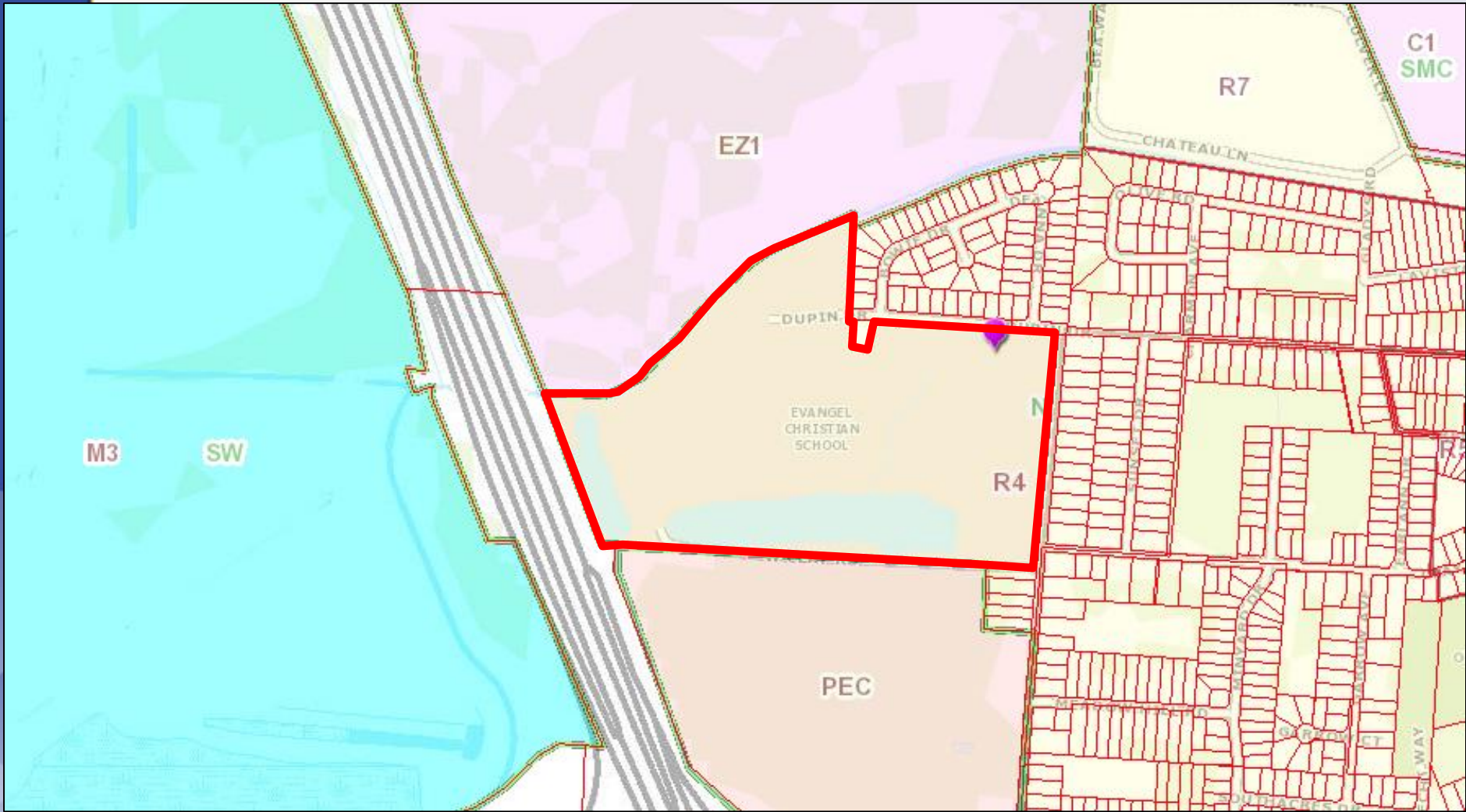
Planning & Zoning Committee  
February 11, 2020



5400 & 5402 Minor Lane &  
 3101, 3201, 3202 & 3206 Dupin Drive  
 District 13 - Mark Fox

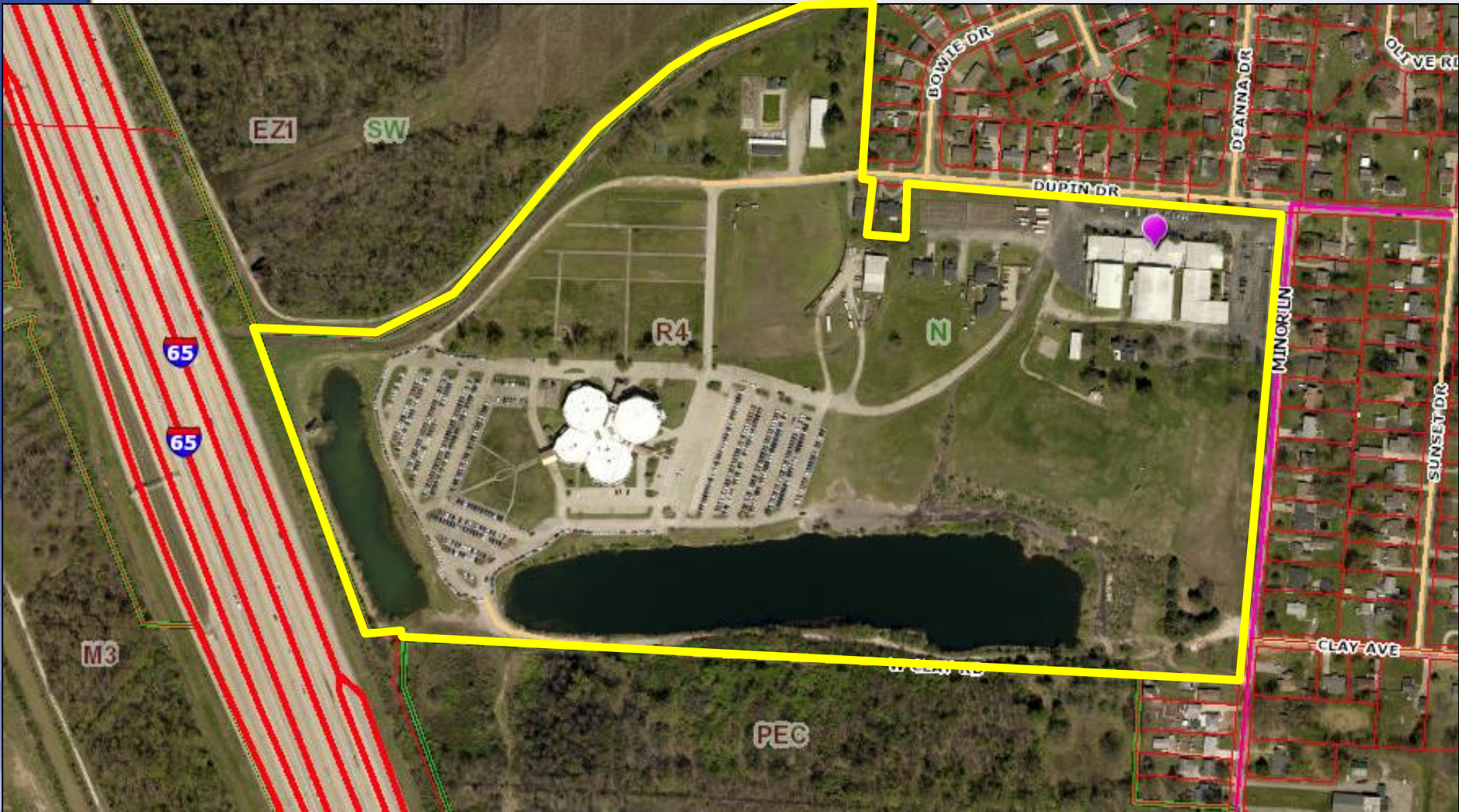
19-ZONE-0065





Existing: R-4/N  
Proposed: PEC/SW





Existing: Vacant Private Institutional  
Proposed: Industrial

# Request(s)

- Change in form district from Neighborhood to Suburban Workplace
- Change in zoning district from R-4 to PEC on 68 acres
- Waivers:
  1. Waiver from 10.2.4 to permit existing encroachments into the 35' LBA along the north property line (see exhibit)
  2. Waiver from 10.2.10 to permit existing encroachments into the 15' VUA LBA along both Dupin Drive and Minor Lane and to not provide the required screening and plantings
  3. Waiver from 10.2.12 to allow the spacing between ILAs to be more than 20 spaces and to not provide ILAs (around school area only)

## ■ District Development Plan

# Case Summary

- Semi-trailer parking and storage
- Existing religious institution parking lot
- 4 curb cuts along Minor Lane
- 2 curb cuts along Dupin Drive
- Shared access from site to the south
- Existing buildings will remain

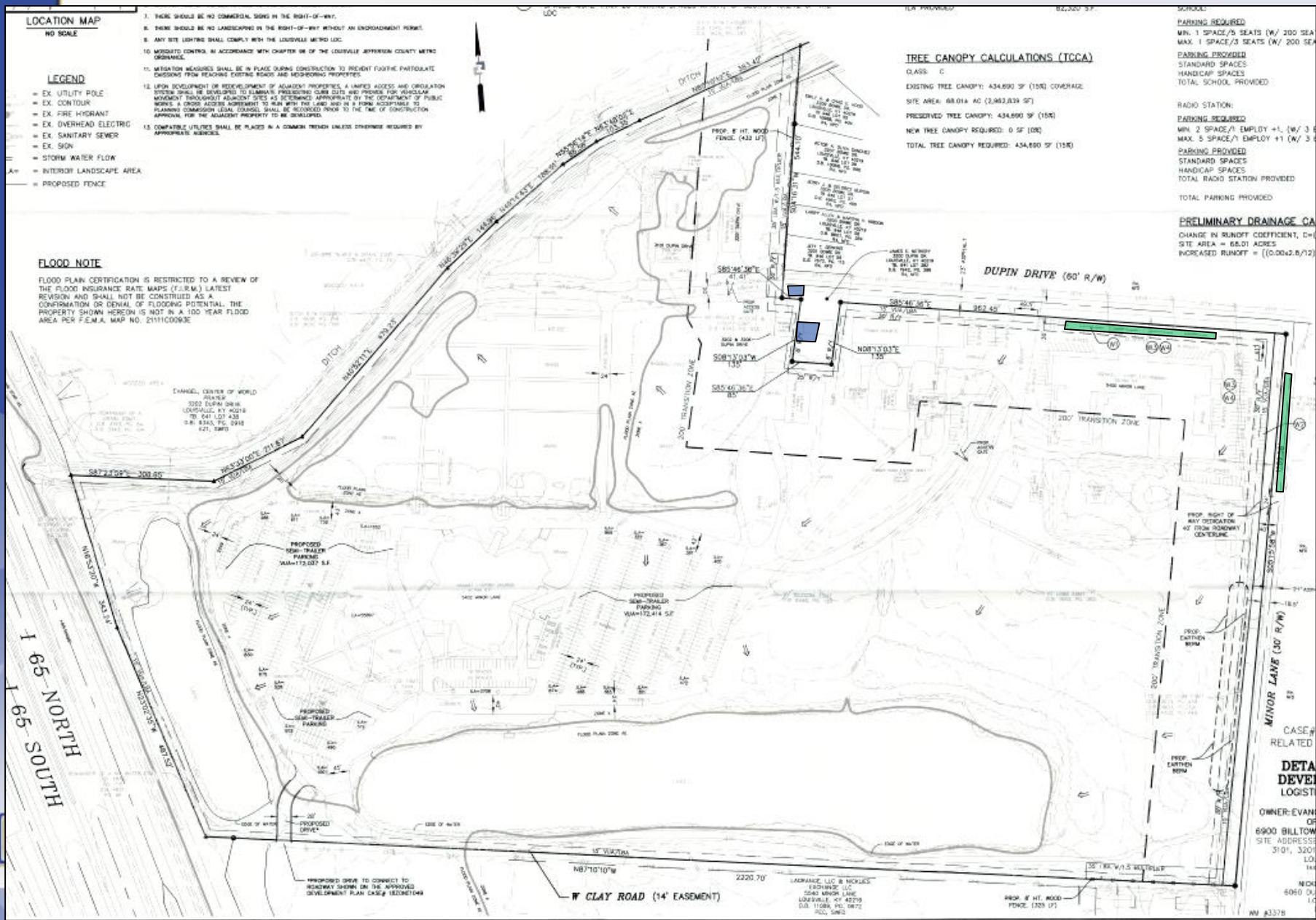


# Site Photos-Subject Property





# Applicant's Development Plan







# Public Meetings

- Neighborhood Meeting held on 9/24/2019
  - Two people attended the meeting.
- LD&T meetings on 11/14/2019
- Planning Commission public hearing 12/5/2019
  - No one spoke in opposition.
  - The Commission recommended approval of the zoning map amendment from R-4 to PEC by a vote of 5-0 (four members were not present).