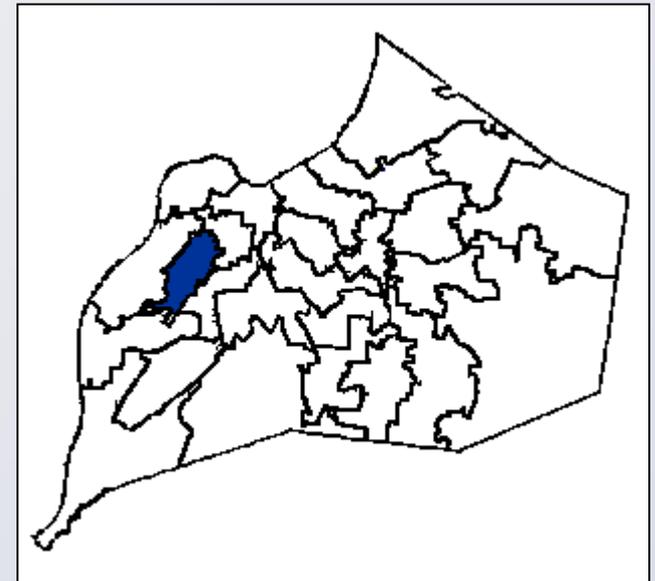
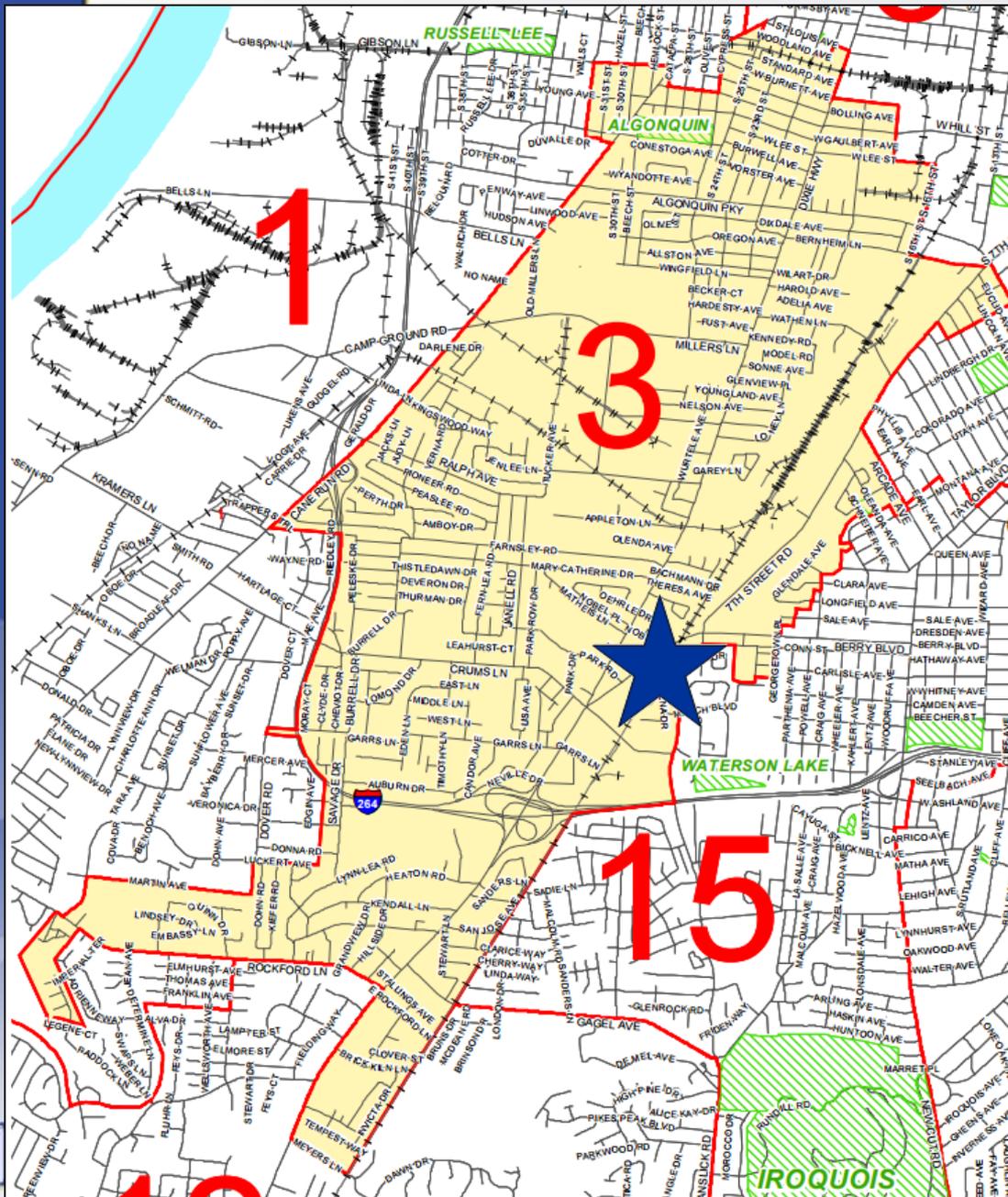


15ZONE1064

Pizza Hut



Planning/Zoning, Land Design & Development
May 31, 2016



3803, 3805 & 3809
 Seventh Street Road
 District 3 -
 Mary Woolridge

Request(s)

- Change in form district from Traditional Workplace to Town Center
- Change in zoning from M-2 to C-1

Request(s)

- Variances:

1. Variance from 5.1.8.B to permit less than 60% of the site frontage to be occupied by structures.
2. Variance from 5.2.4.C.3.F to permit parking to encroach into the 5' rear yard as indicated on the development plan.

- Waivers:

1. Waiver from 10.2.4.B to permit 100% encroachment of an easement into a required LBA along 7th Street Road
2. Waiver from 10.2.13 to permit Type C trees to be used in ILAs instead of the required Type A/B trees.
3. Waiver from 8.3.3.B.6 to permit a freestanding business sign on lot frontage where the proposed building is less than 15' from the street.

- Detailed District Development Plan

Case Summary / Background

- Two, 1 story structures on the existing vacant parcels proposed
- Proposed form and zoning district changes will consolidate the proposal into the C-1 zoning district within Town Center
- Parcels are at the edge of the Traditional Workplace and Town Center form districts
- A railroad line is located to the rear of the subject to the east

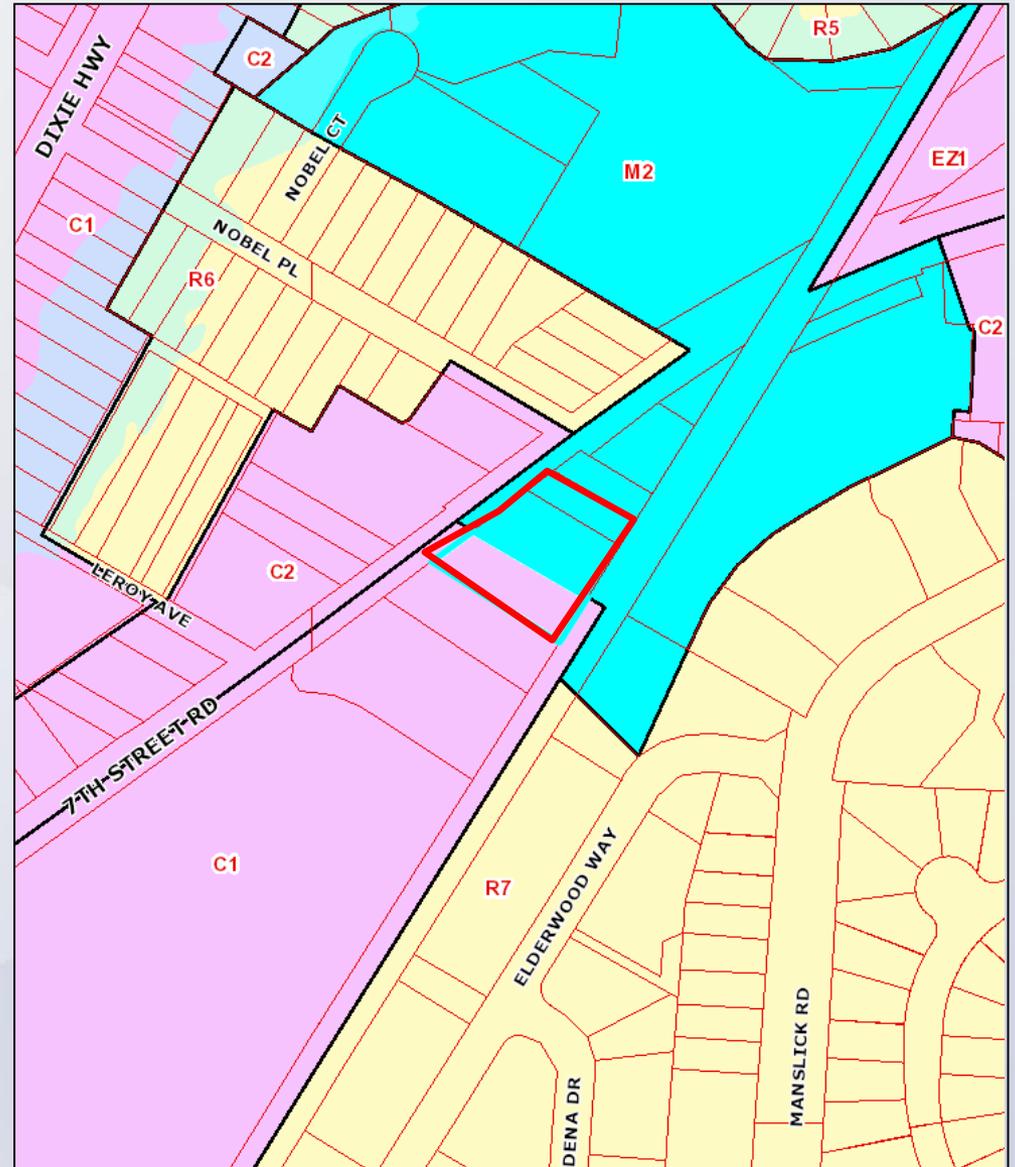
Zoning/Form Districts

Subject Property:

- Existing: C-1, M-2/TC, TW
- Proposed: C-1/TC

Adjacent Properties:

- North: M-2/TW
- South: C-1/TC
- East: Railroad
- West: C-2/TC



Aerial Photo/Land Use

Subject Property:

- Existing: Vacant
- Proposed: Commercial

Adjacent Properties:

- North: Vacant
- South: Commercial
- East: Railroad
- West: Residential/Commercial



Site Photos-Subject Property



PC Recommendation

- Public Hearing was held on 4/21/2016
 - No one spoke in opposition.
- 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 M-2 to C-1 and form district change from Traditional Workplace to Town Center by a vote of 5-0-1 (6 members voted)