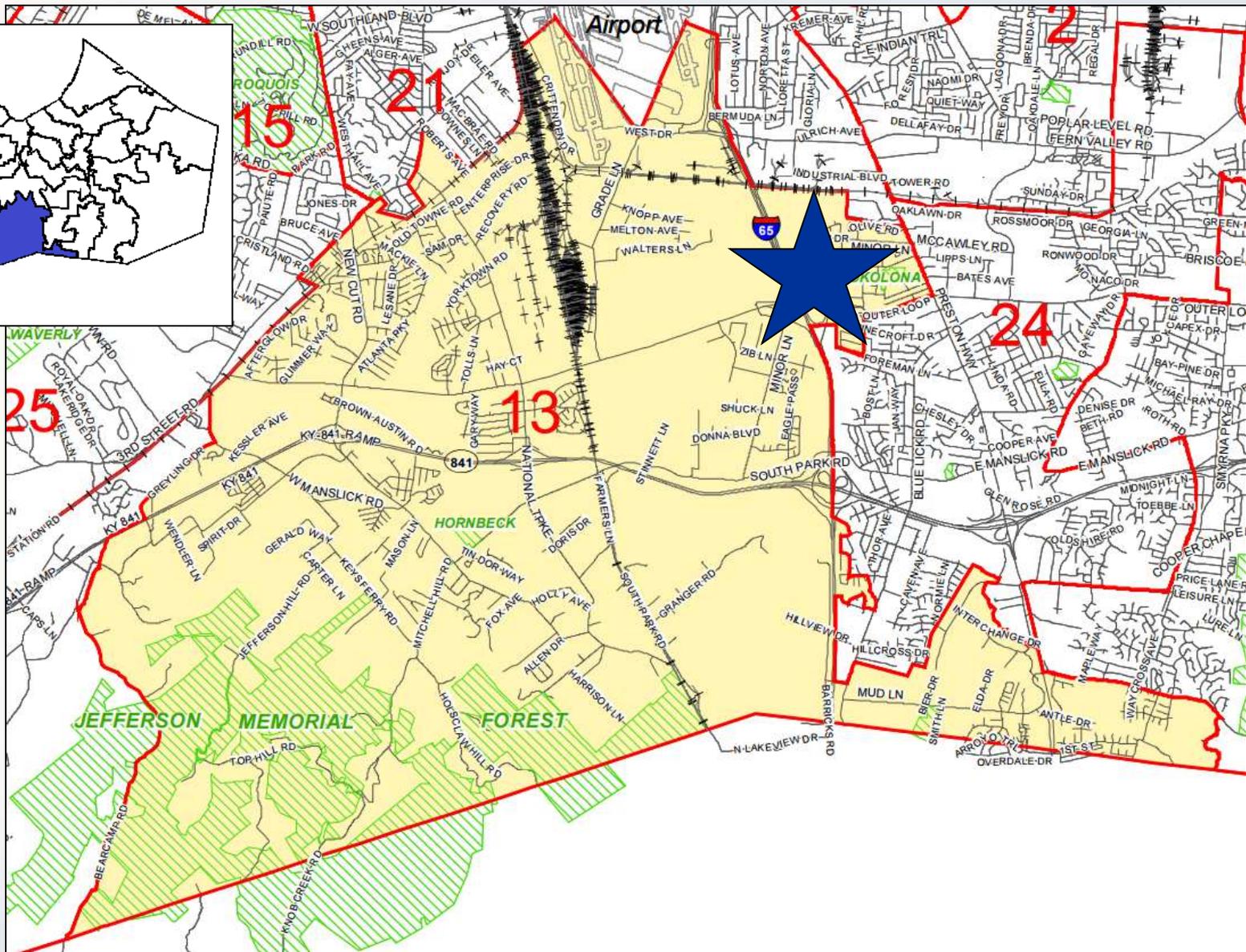
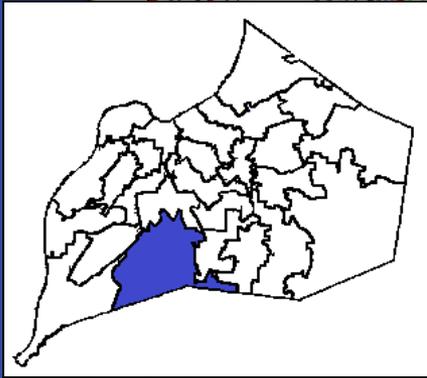
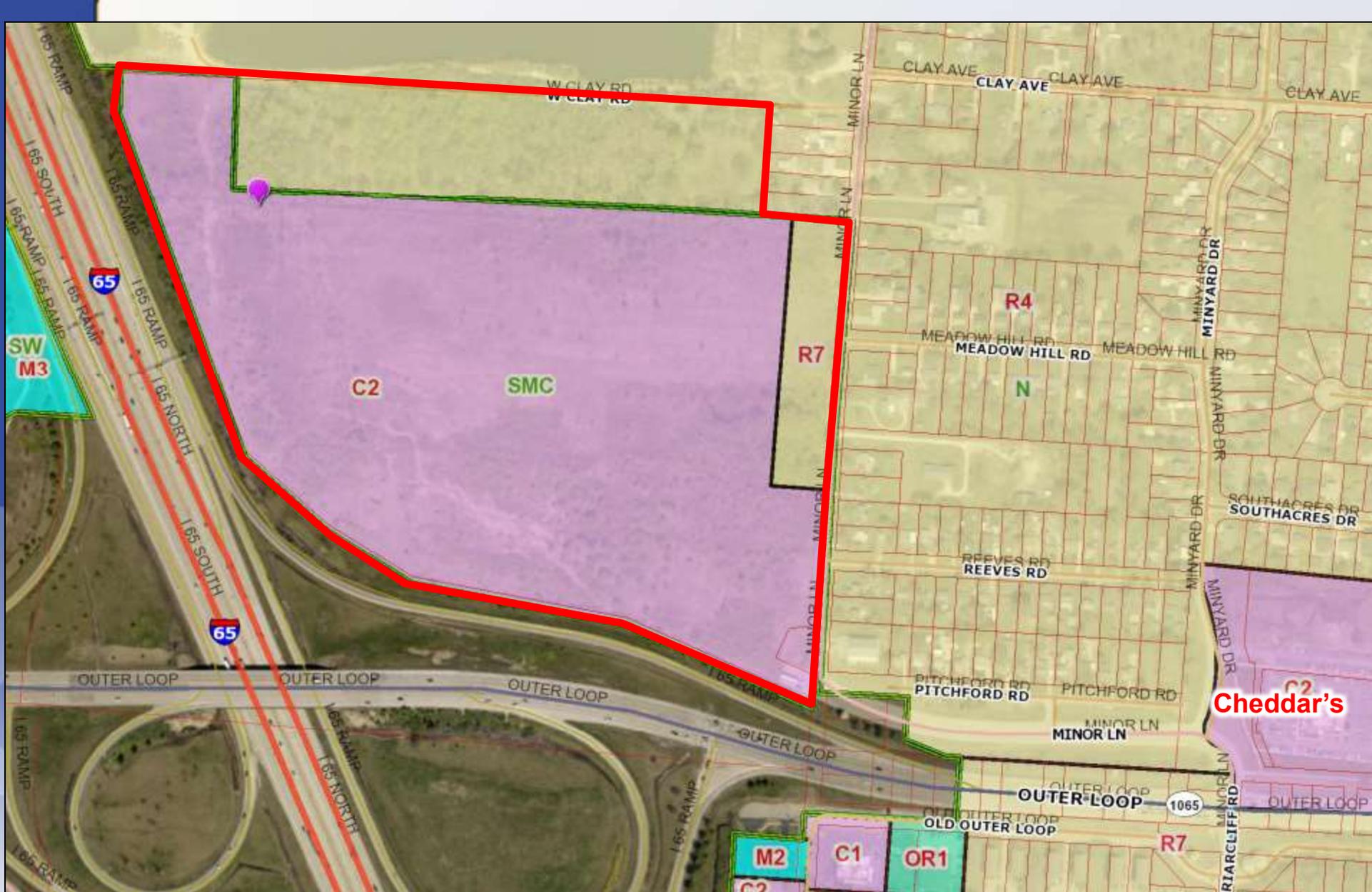


# 18ZONE1049 LOGISTICS AIRPARK

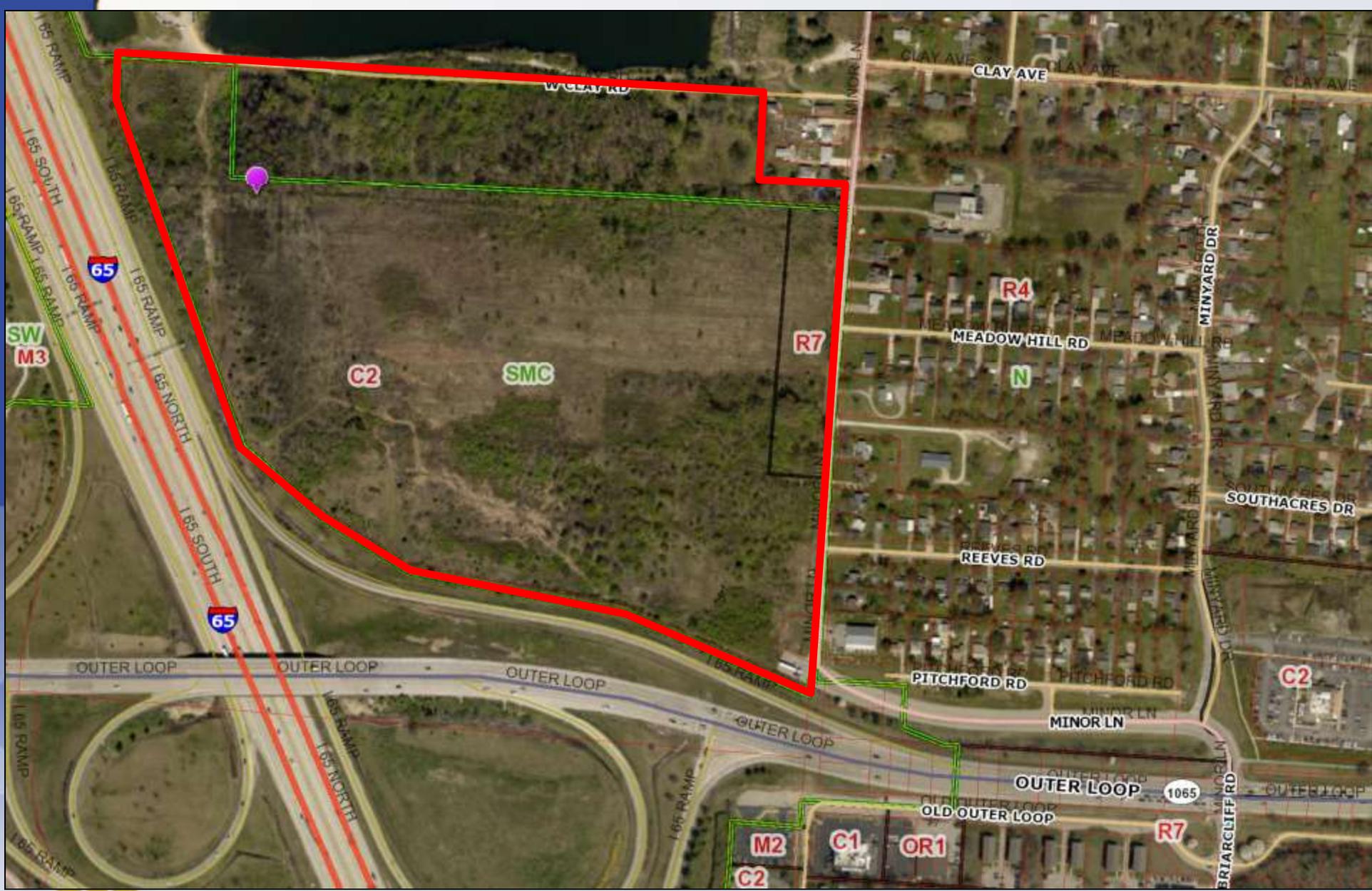


Planning & Zoning Committee  
March 26, 2019





Existing: R-4, R-7 & C-2/SMC & N  
 Proposed: PEC/SW





# Requests

- **Change-in-Form** from Suburban Marketplace Corridor and Neighborhood to Suburban Workplace
- **Change-in-Zoning** from R-4, R-7 & C-2 to PEC Planned Employment Center on 61.37 acres
- **Waiver** of Land Development Code (LDC), section 5.5.4.B to reduce the required 50' LBA to 35'
- **Variance** from LDC, section 4.8 to allow proposed 'Building B' to encroach upon the 100' protected waterway buffer a maximum of 38.6'
- **Revised General & Detailed District Development**

# Case Summary

- The development site was rezoned from R-4 Single-Family Residential to C-2 Commercial & R-7 Multi-Family Residential in 2004.
- The proposed Planned Employment Center (PEC) district allows for all M-2 Industrial and C-1 Commercial uses.
- 2 warehouses having a total of 1,033,534 sq. ft., 411 parking spaces, and land for future development
- The primary vehicular entrance is located at Minor Lane in the southeast corner
- Cross-connectivity is provided to the north
- Drainage and floodplain compensation facilities, as well as an archaeological amenity are provided along the interstate
- The Minor Lane frontage of the development and those portions that abut single-family residential property will contain landscaping consisting of a 2' berm with 8' evergreen screen and deciduous trees.

# Primary Entrance



# North on Minor Lane at Reeves Road



# Subject Site at 5521 Minor Lane



TRANSPORTATION APPROVAL  
 PRELIMINARY DEVELOPMENT PLAN  
 CATEGORY: 2  3  4  5   
 CONDITIONS:  
 BY: [Signature]  
 DATE: 7/15/11

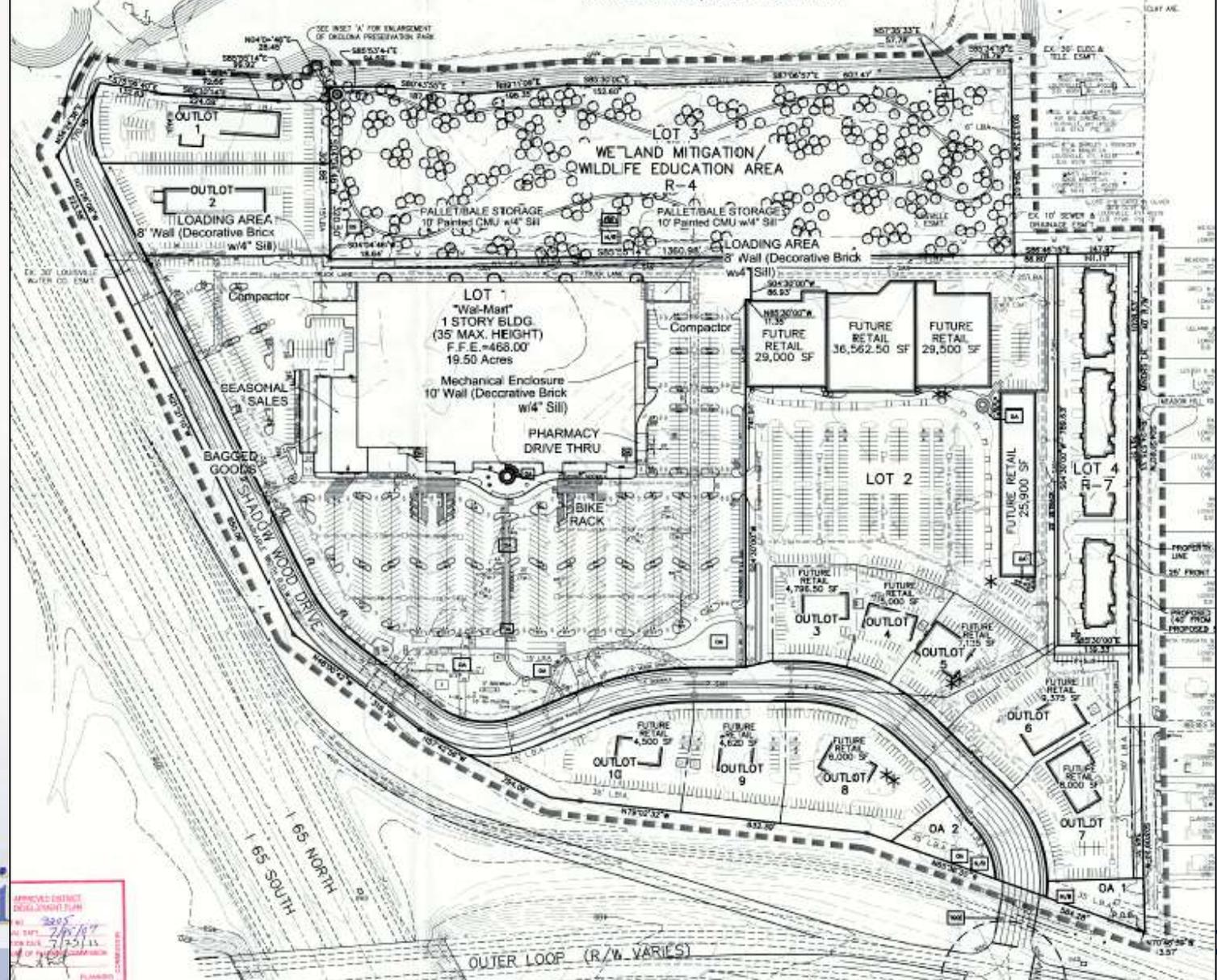
WITH THE BOUNDING ELEMENTS  
 OF THIS DISTRICT  
 DEVELOPMENT PLAN

EVANGE, TOWNERSHIP OF THE  
 ASSOCIATES OF COO  
 D.S. 4620 PG. 580

OKOLONA PRESERVATION PARK  
 SHEET A

- ELEMENT BASH
- OUTLET STABILIZATION
- SEE GENERAL NOTE #
- NON-BUILDABLE LOT
- DUMPSTER RELOCATION

LAKE AND FLOOD PLAN  
 COMPENSATION/DETENTION AREA



APPROVED DISTRICT  
 DEVELOPMENT PLAN  
 NO. 2805  
 BY: [Signature]  
 DATE: 7/15/11  
 OFFICE OF PLANNING AND  
 COMMUNITY DEVELOPMENT

ZONE 1049



# Landscape Exhibit

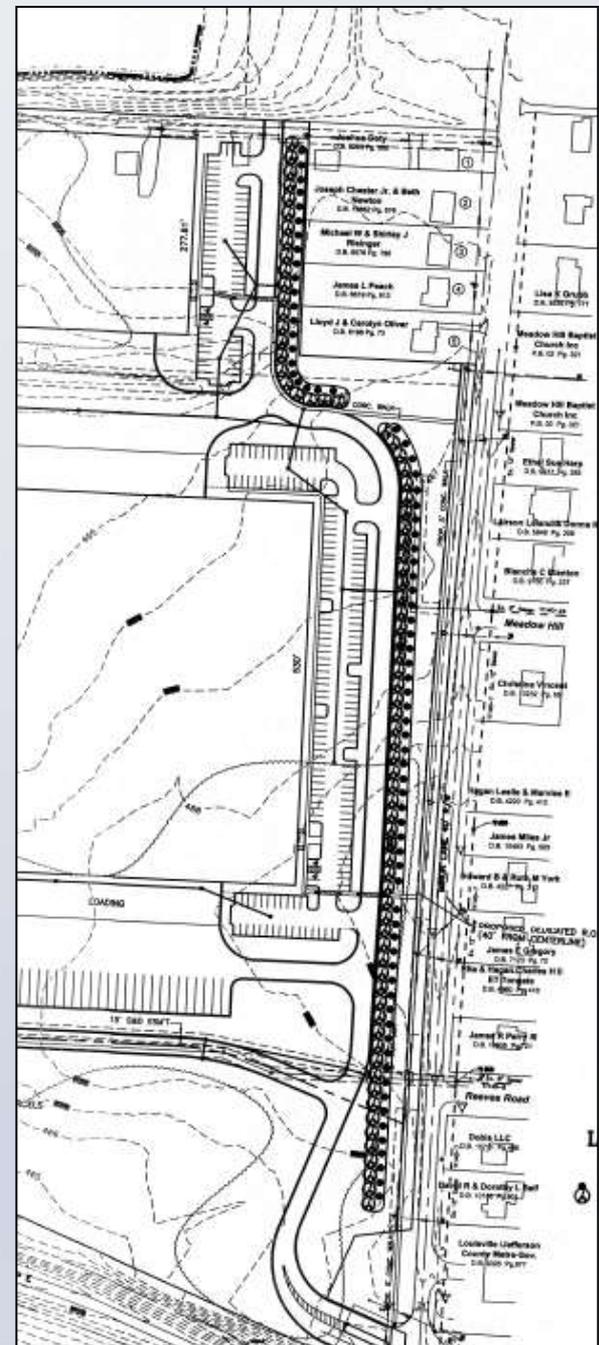
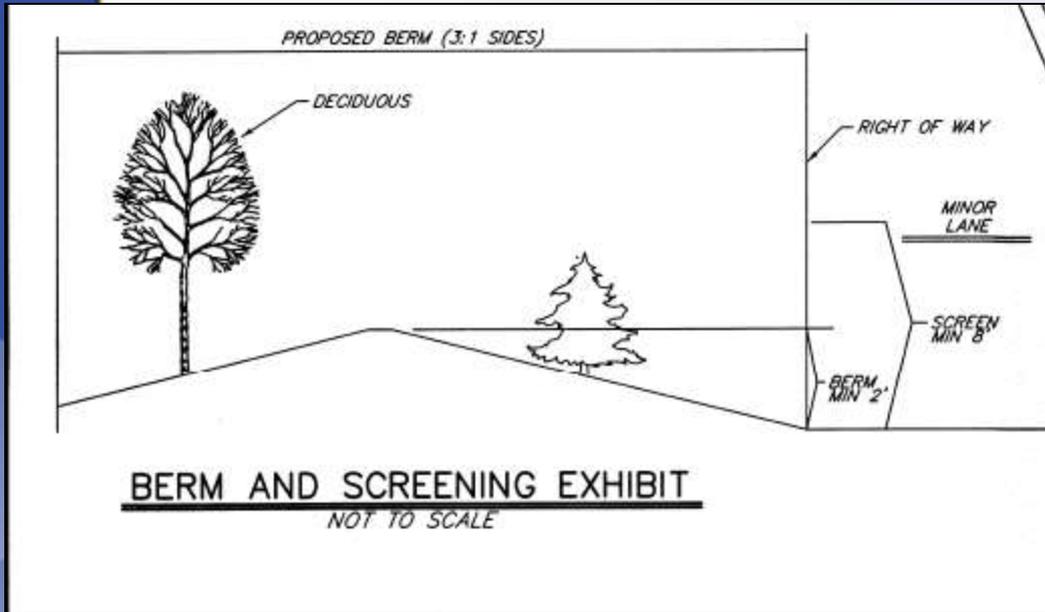
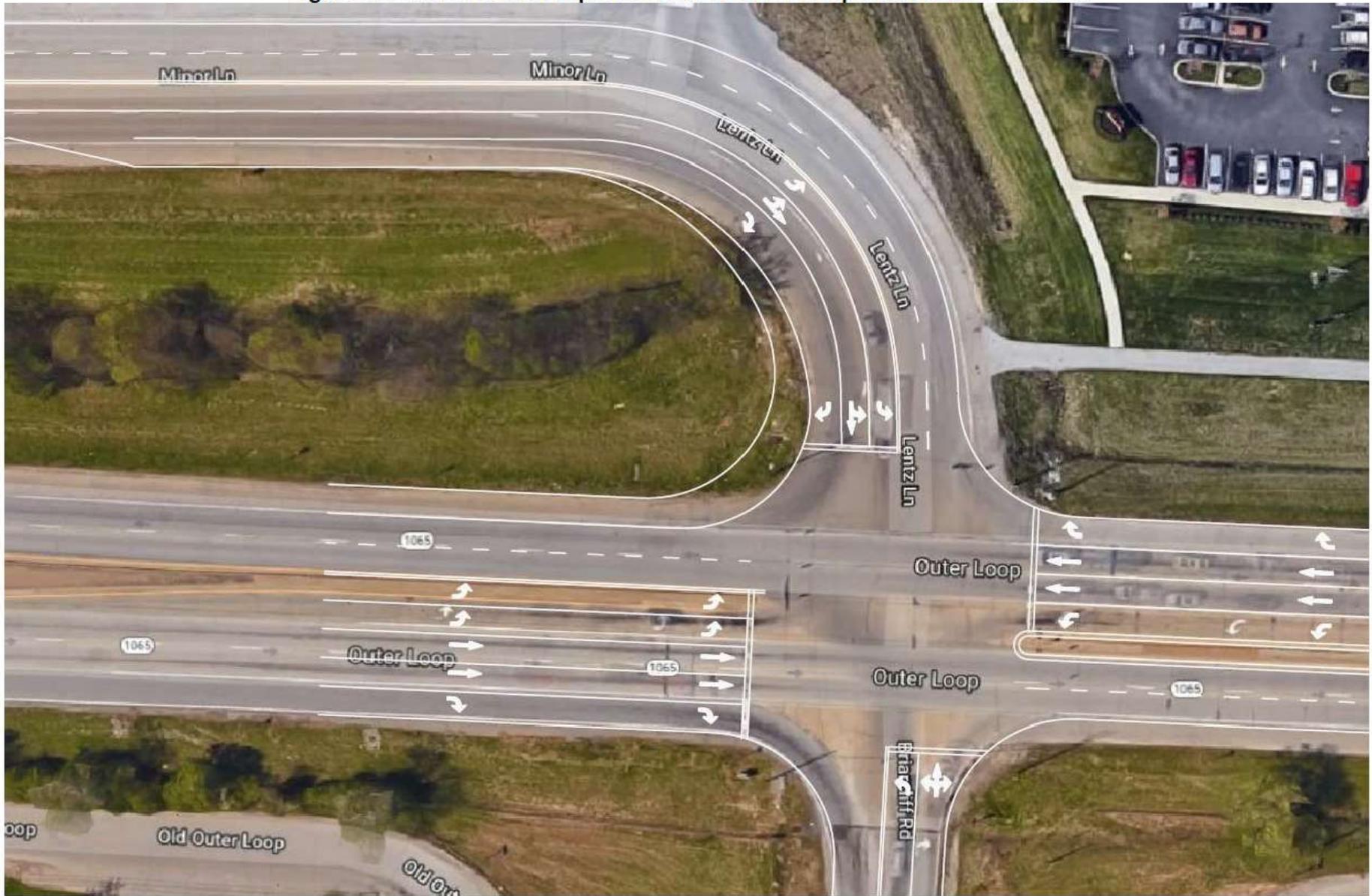


Figure 6: Recommended Improvements at Outer Loop Road and Minor Lane



# Public Meetings

- Neighborhood Meeting on 8/6/2018
  - Conducted by the applicant, 52 people attended the meeting
- LD&T meeting on 1/17/2019
- Planning Commission public hearing on 2/21/2019
  - Seven people spoke in opposition.
  - The Commission recommended approval of the change in zoning from R-4, R-7 & C-2 to PEC by a vote of 4-1 (five members were not present).
  - The Commission recommended approval of the change in form district from Suburban Marketplace Corridor and Neighborhood to Suburban Workplace by a vote of 4-1 (five members were not present).