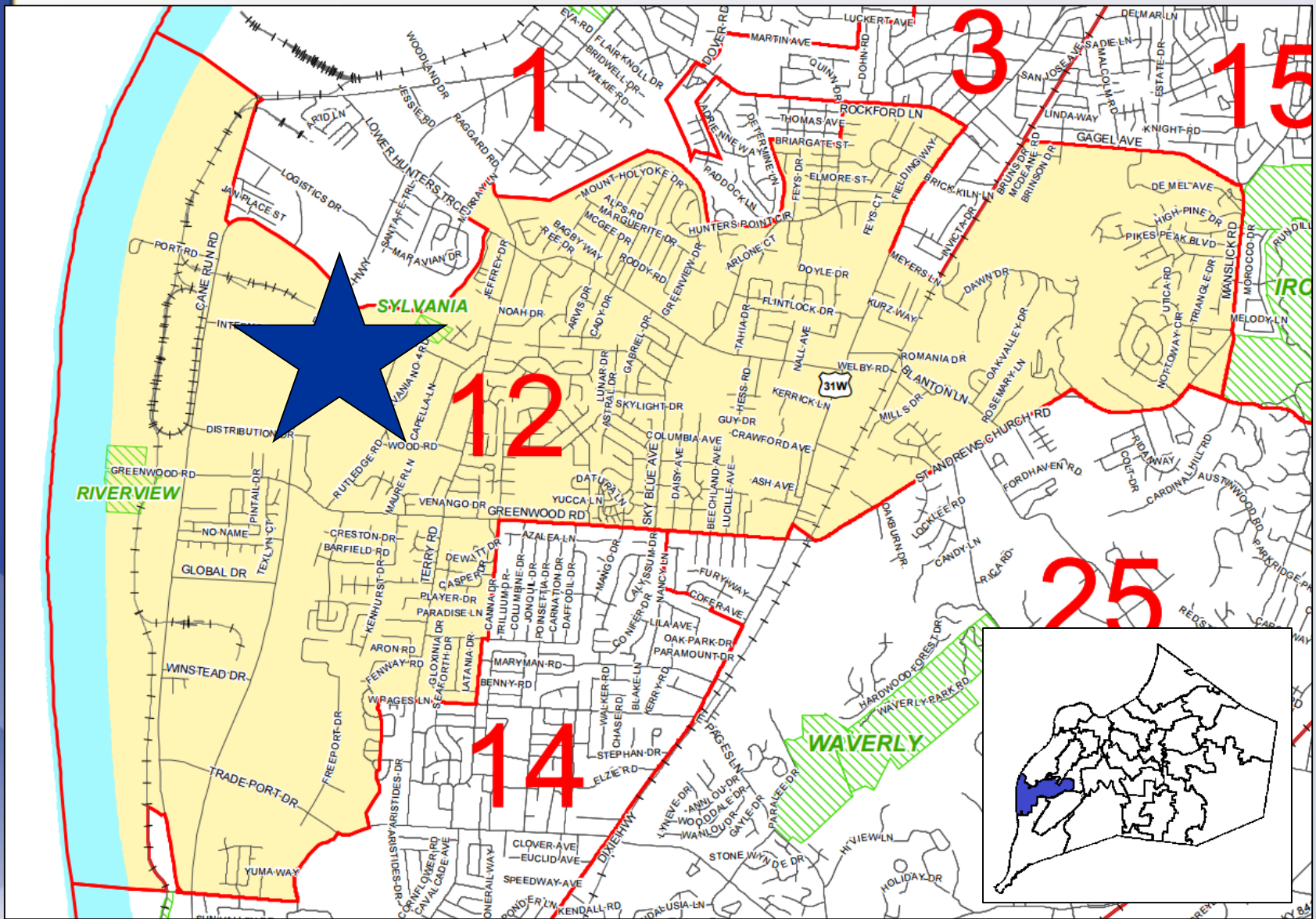


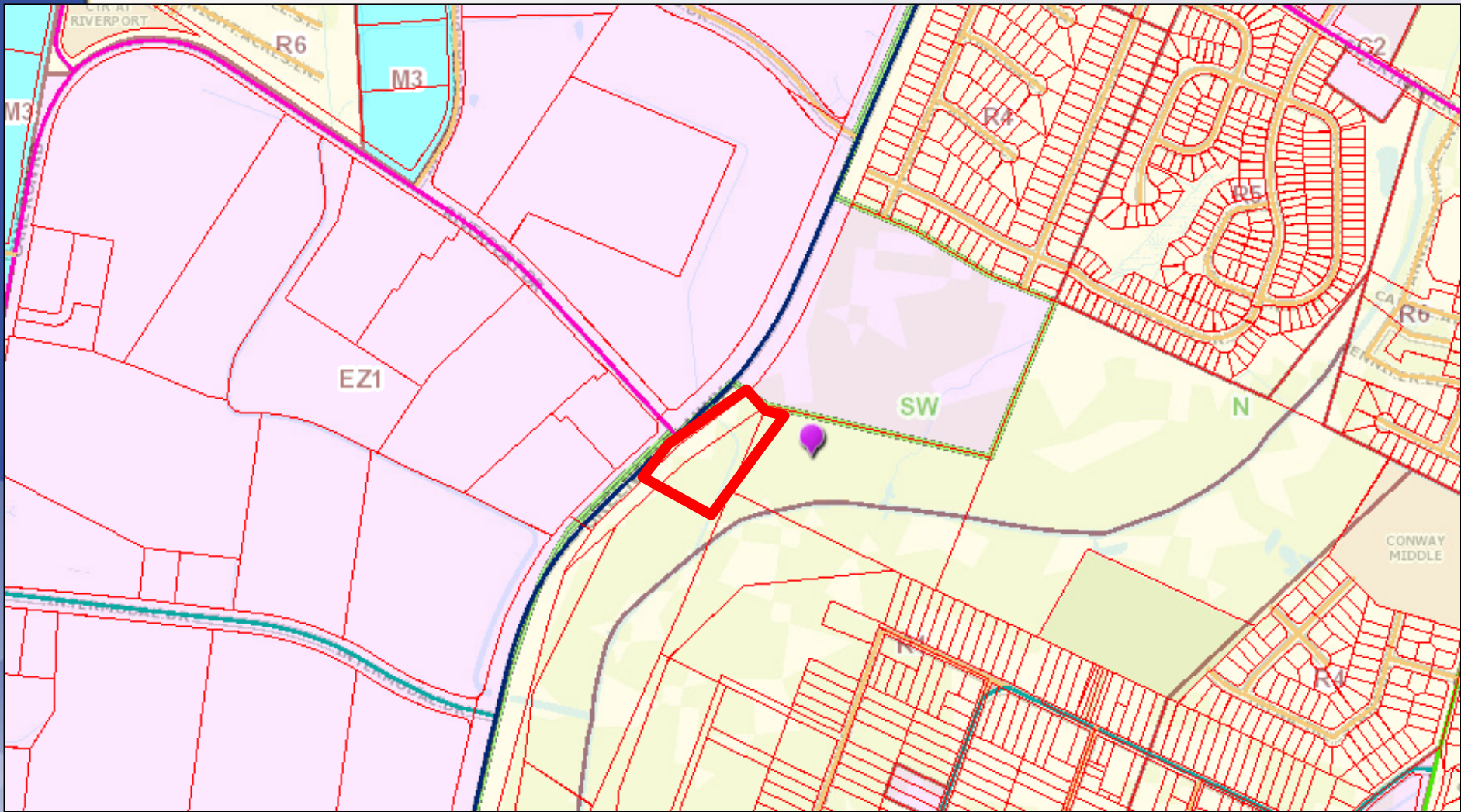
20-ZONE-0072 GREENBELT ACCESS



Planning & Zoning Committee
October 27, 2020



7101 Greenbelt Highway
District 12 - Rick Blackwell
District 1 - Jessica Green



Existing: R-4/N
Proposed: EZ-1/SW



Existing: Vacant
Proposed: Industrial Entrance

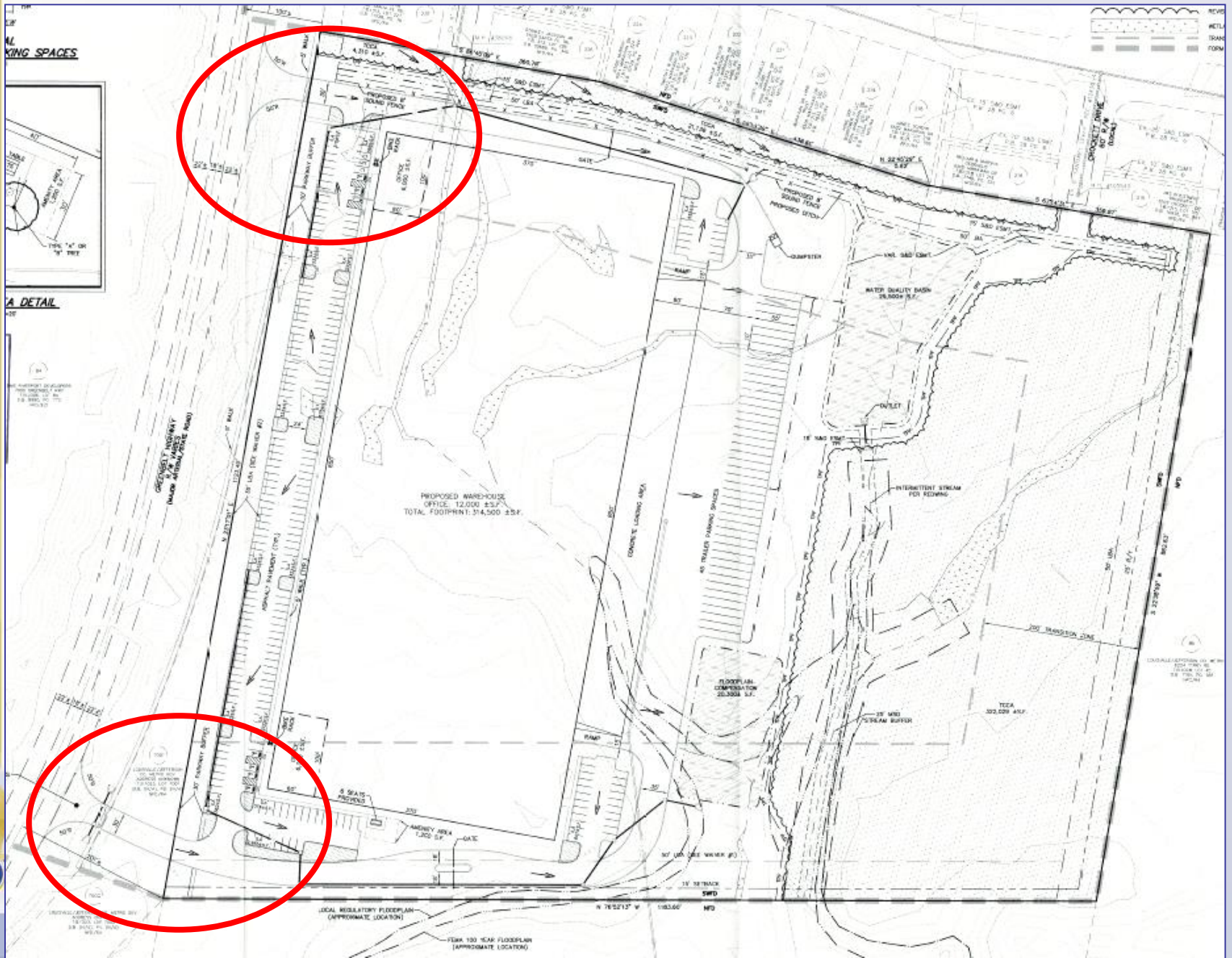
Request

- Change-in-Zoning from R-4 to EZ-1 on a 1.67 acre portion of property
- Waiver of Land Development Code (LDC) Section 10.2.4 to omit the 50' landscape buffer adjacent to R-4 zoning district
- Waiver of LDC Section 10.2.4 to allow for greater than 50% overlap between utility easement and landscape buffer areas
- Waiver of LDC Section 10.3.5 to omit the screening requirement along Greenbelt Highway
- Detailed District Development Plan

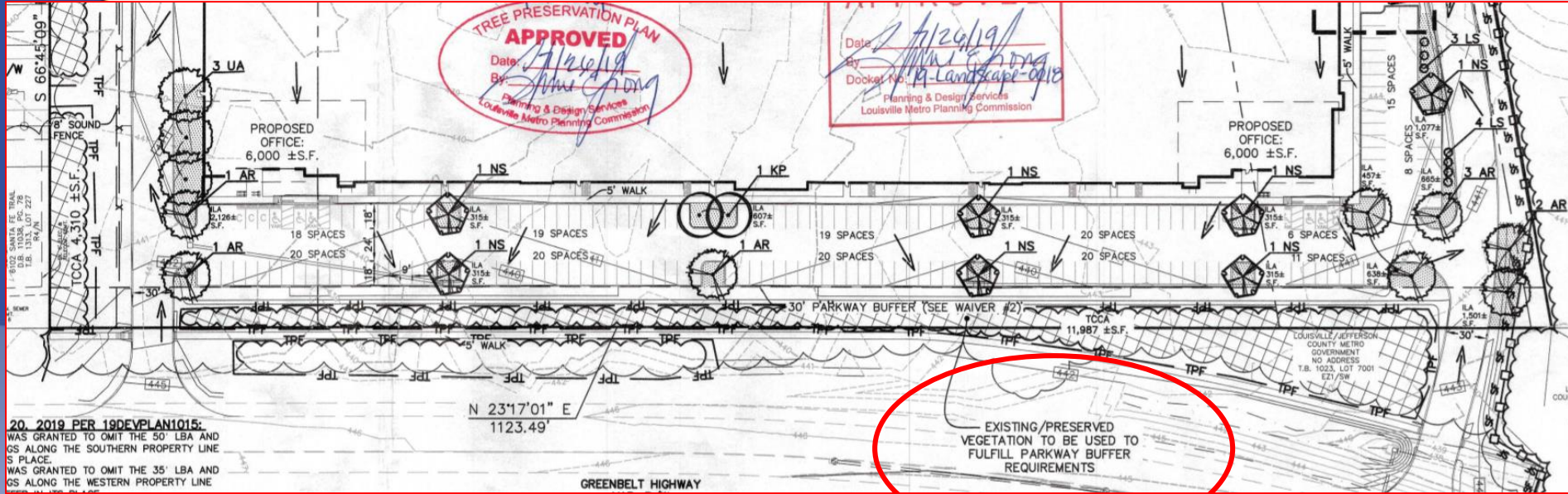
Case Summary

- Property to the north was rezoned from R-4 to EZ-1 (16ZONE1072)
- Case 19-DEVPLAN-1015 (north of subject site) was approved, and included access to Greenbelt Highway along that property's frontage.
- Following approval, KYTC denied the chosen access point
- A revised plan was approved under 20-DDP-0034
- The proposed change in zoning will allow for Primary access at a signalized intersection for the development previously approved to the north
- KYTC approved the proposed access in this case on June 18, 2020

19DEVPLAN1015



20-ZONE-0072



Public Meetings

- Neighborhood Meeting held on 1/6/2020
 - 5 people attended the meeting.
- LD&T meeting on 9/10/2020
- Planning Commission public hearing on 10/1/2020
 - No one spoke in opposition.
 - Motion to recommend approval of the change in form district from Neighborhood to Suburban Workplace passed by a vote of 9-0.
 - Motion to recommend approval of the change in zoning from R-4 to EZ-1 passed by a vote of 9-0.