

20-ZONE-0062

Charlie Sondergeld Services



**Land Development & Transportation
Committee**

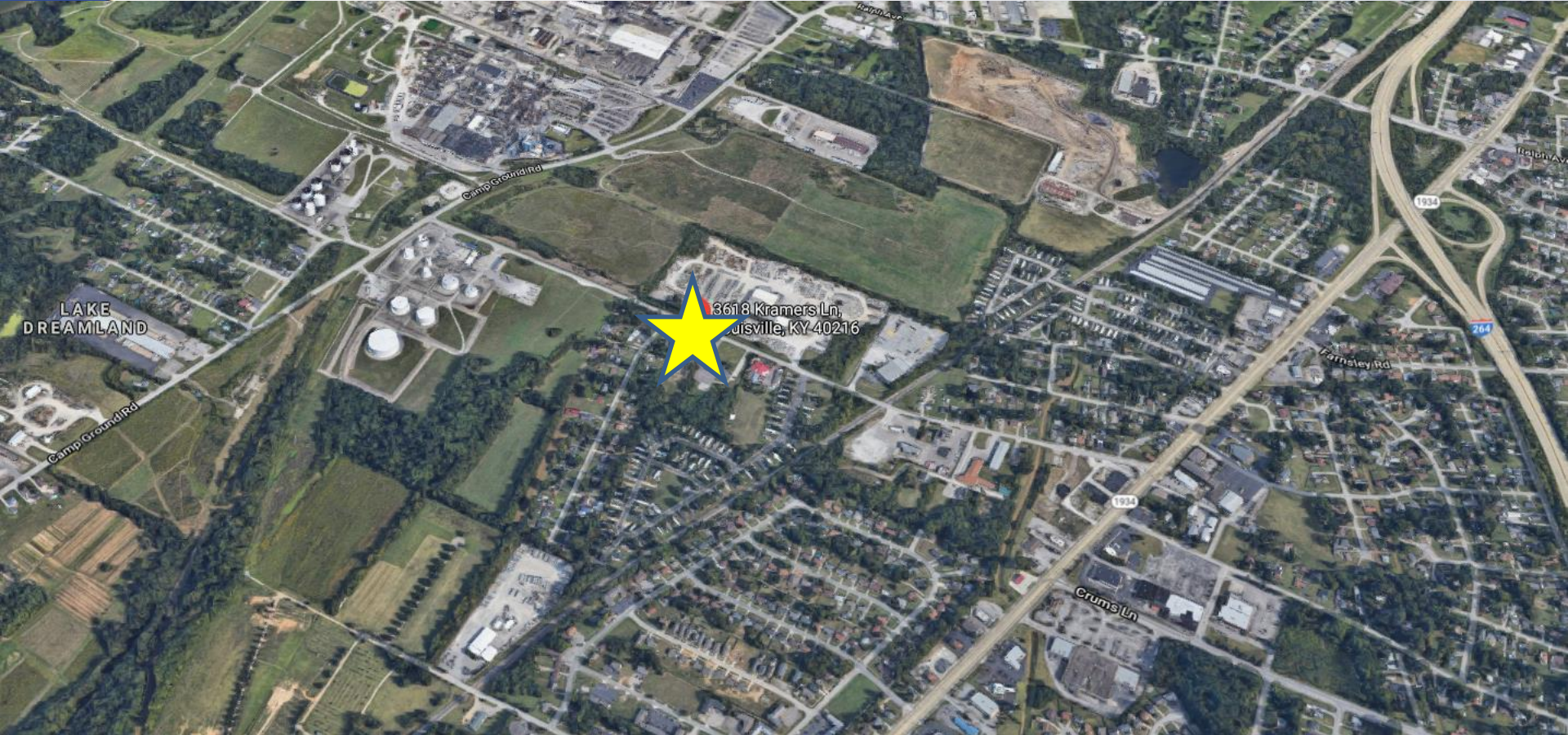
Joel Dock, AICP, Planner II

March 11, 2021

Requests

- **Change-in-Zoning** from R-4, single-family residential to C-2, commercial
- **Variations**
 1. Variance from land Development Code (LDC), section 5.1.8 for proposed structures to exceed the maximum setback of 80' and be located as shown on the development plan
 2. Variance from LDC, section 5.3.1.C.5 to reduce the non-residential to residential setback from 30' to 15' along the west property line
- **Waiver** of LDC, section 10.2.4 land scape buffers areas (LBA) from 35' to 15' along side lines
- **Detailed District Development Plan**

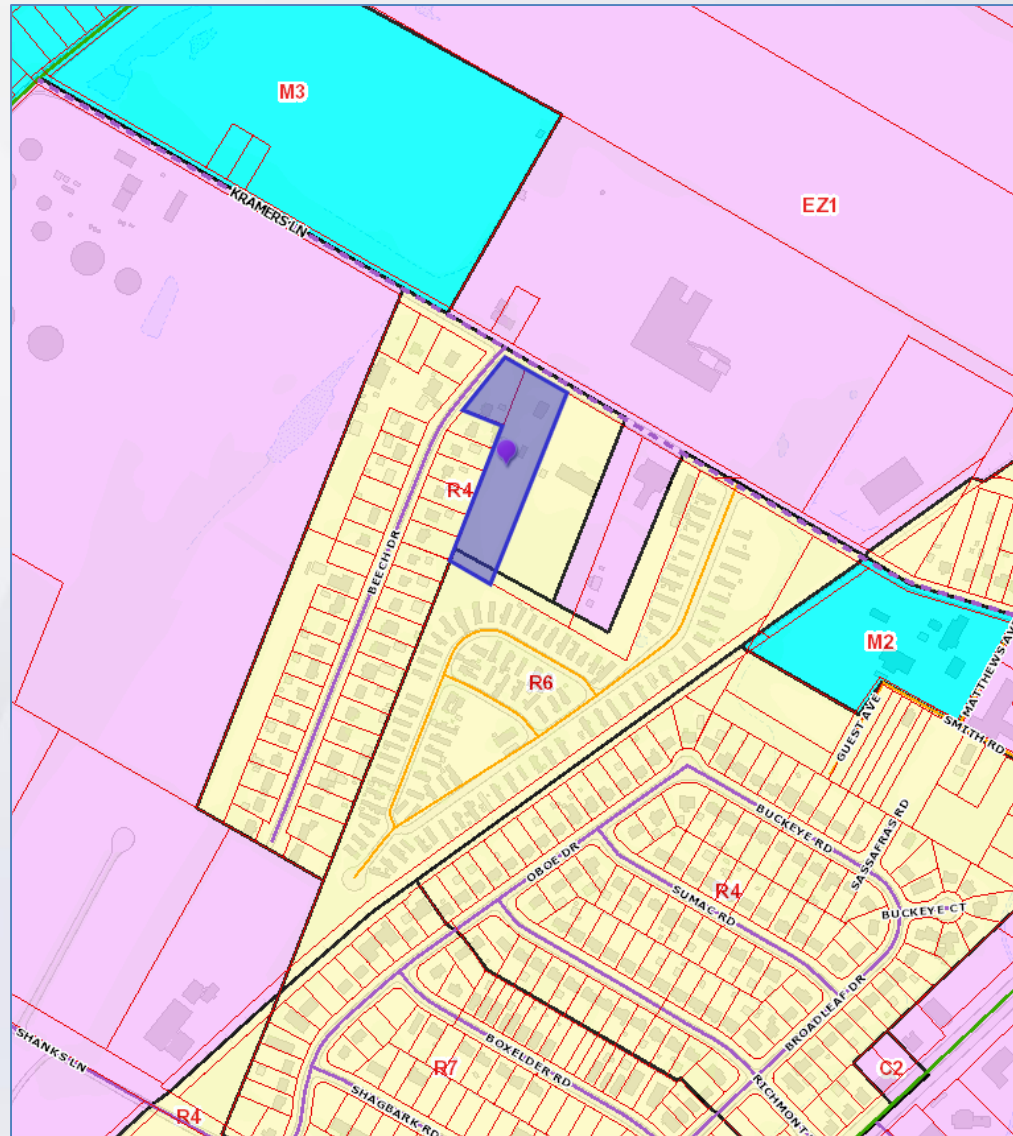
Site Context



Case Summary

- 2 buildings - 9,750 square feet each
- Facades will face west towards the rear of the residential dwellings accessed along Beech Drive
- Landscape buffer areas are proposed to be reduced along each side property line but with no reduction in the screening or tree planting requirements
- The non-residential to residential setback is also proposed to be reduced along the west property line
- A separate tract, identified as tract 2 on the development plan, will be subdivided and not included in the zoning request

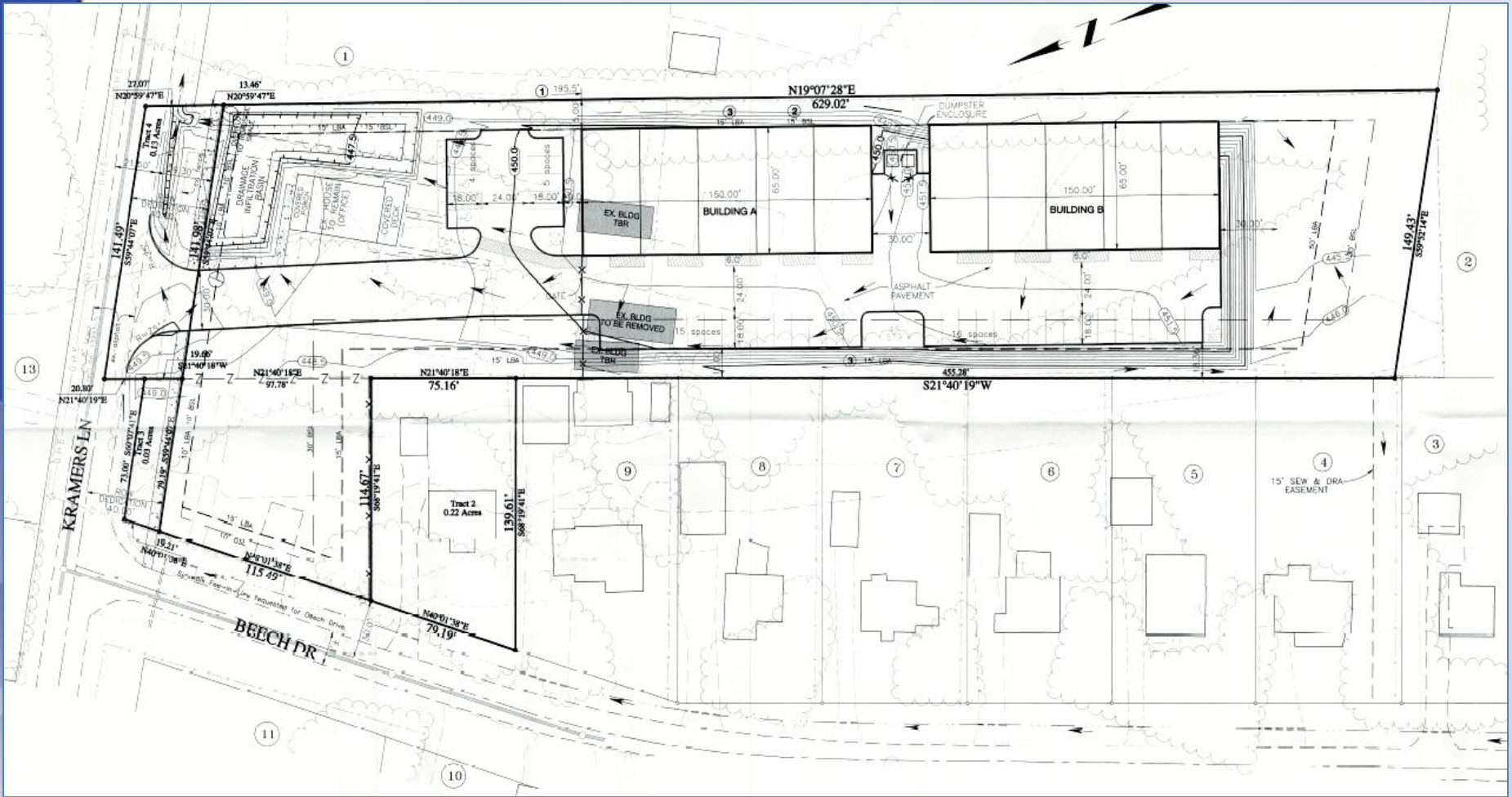
Zoning and Form



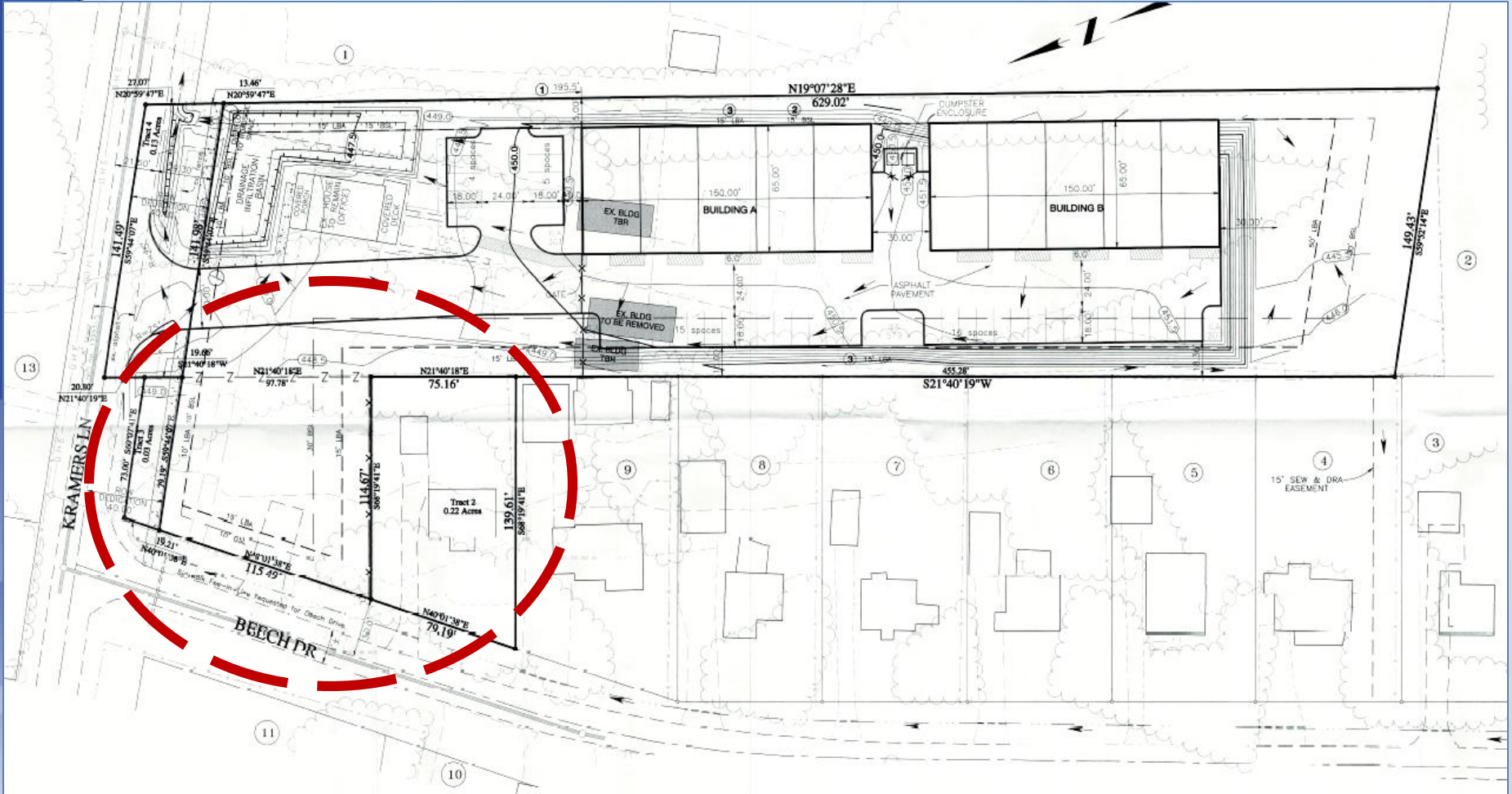
Site Aerial



Development Plan



Technical Review



Renderings



Required Actions

- The plan is in order and ready for the next available public hearing before the Planning Commission