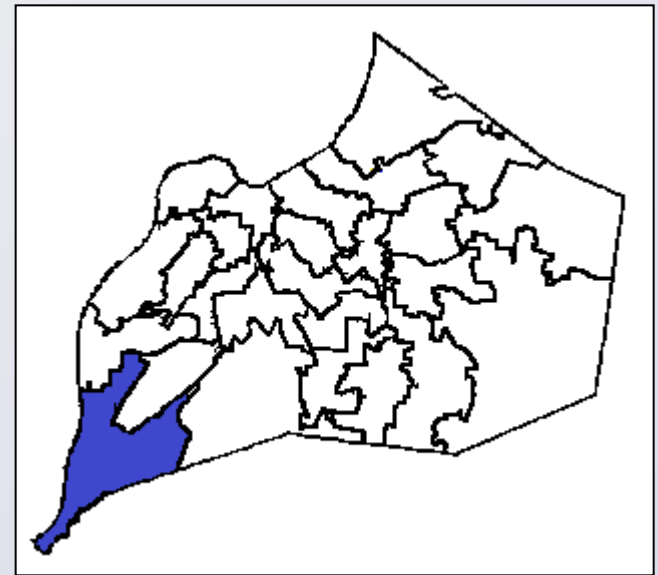
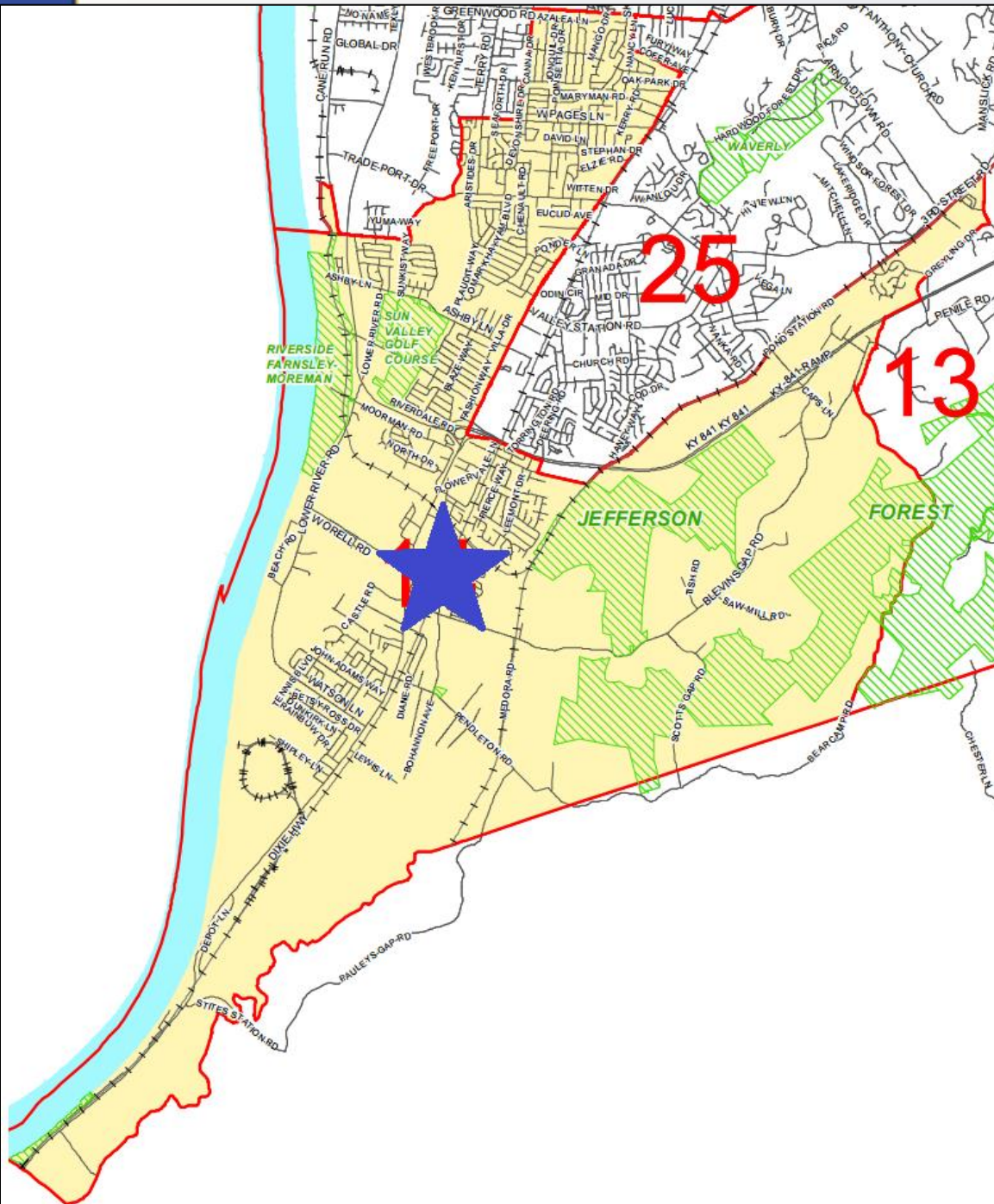


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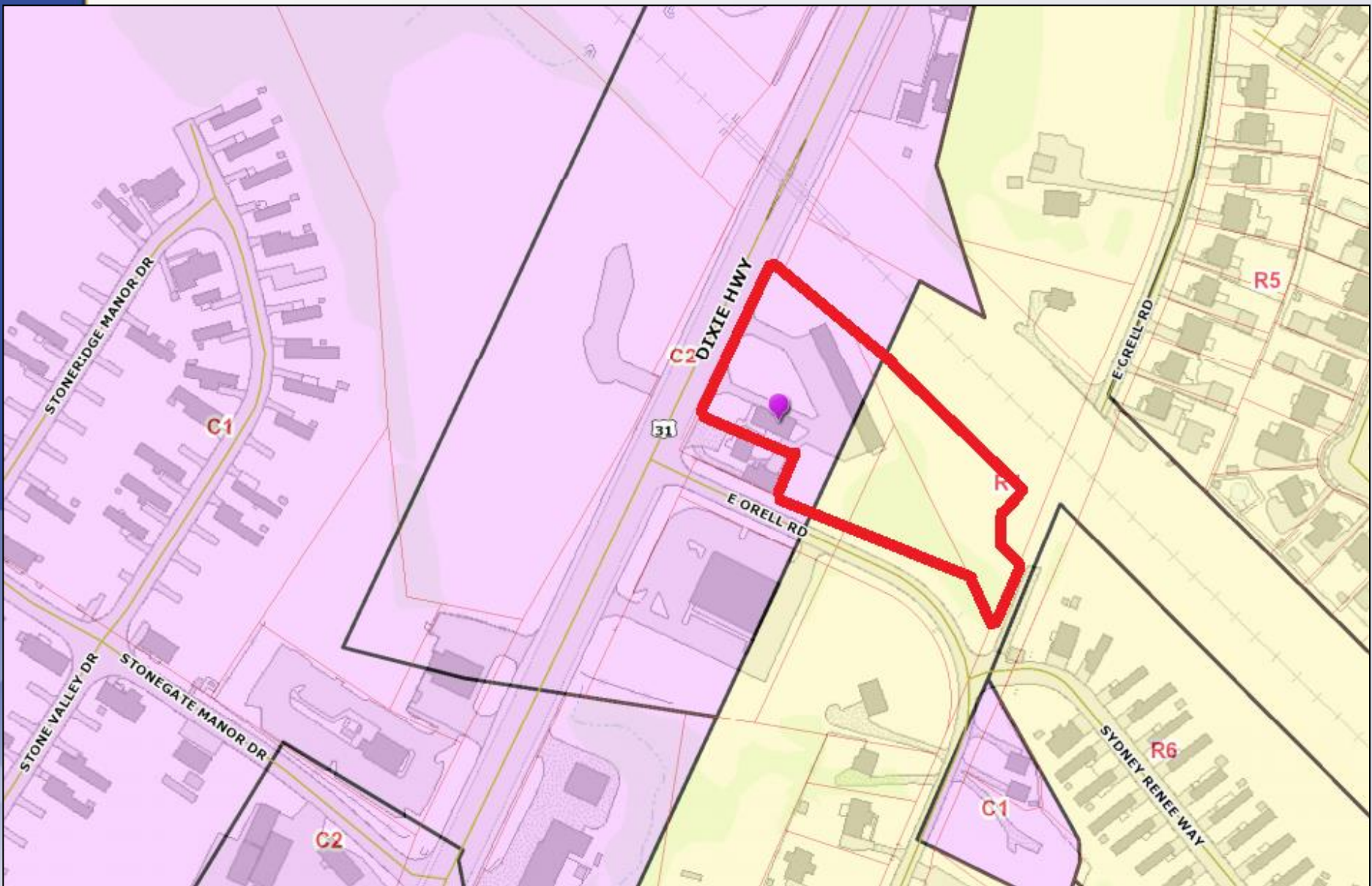
Orell Mini-Warehouse



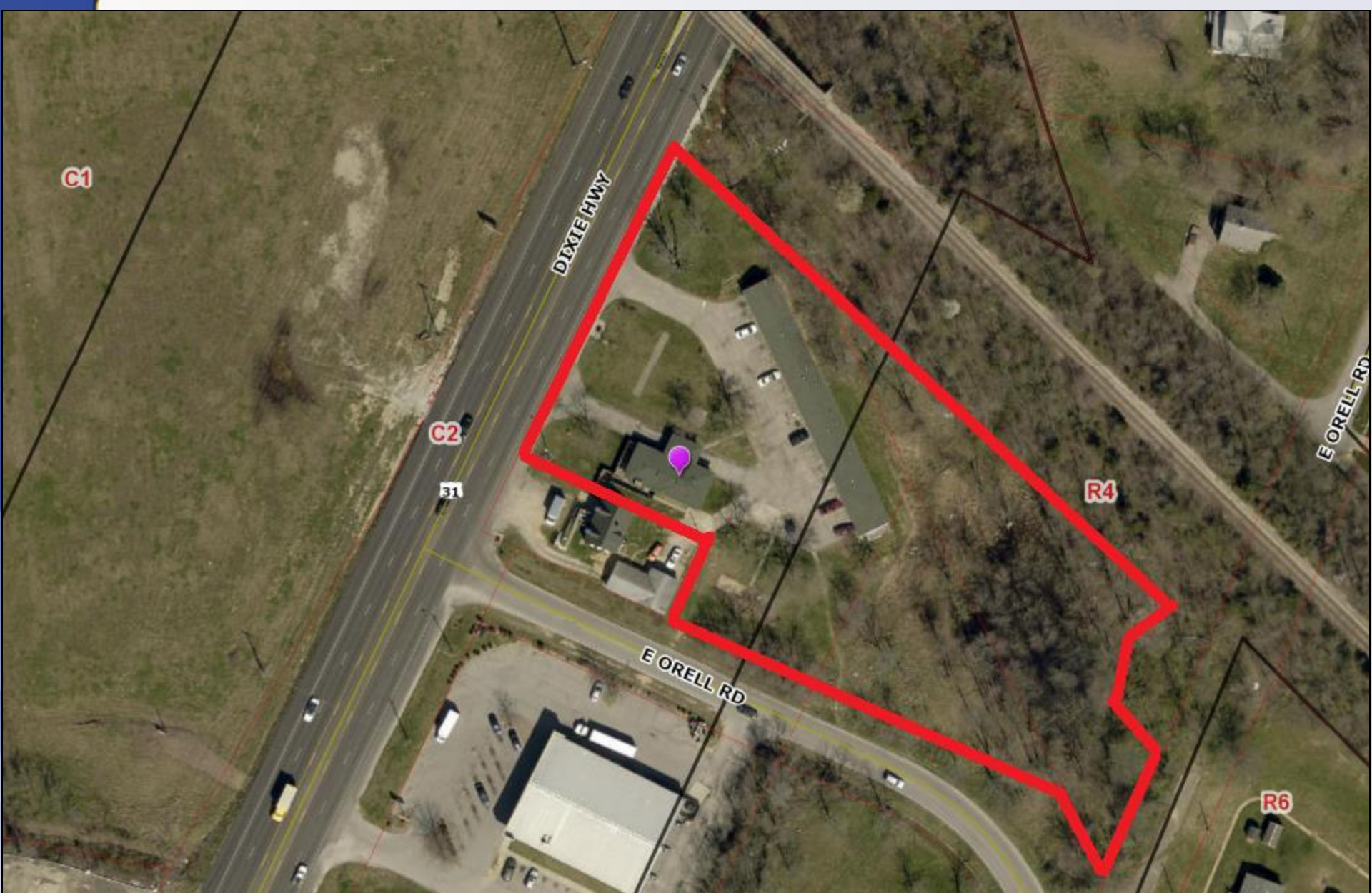
Planning/Zoning, Land Design & Development
December 5, 2017



**11905 Dixie Highway
District 14 - Cindi Fowler**



Existing Zoning: R-4 and C-2
Proposed Zoning: C-M



Requests

- **Change in Zoning** from C-2, Commercial & R-4, Single Family Residential to C-M, Commercial/Manufacturing on 2.19 acres
- **Change in Form District** from Neighborhood and Suburban Marketplace Corridor to Suburban Marketplace Corridor
- **Variance from Table 5.3.2, Section 5.3.1** to allow a 0' setback along the northern property line
- **Waiver of 5.8.1.B** to not provide a sidewalk along the eastern road frontage
- **Waiver of 10.2.4** to not provide the 35' Landscape Buffer Area along the north/northeast property line
- **Waiver of 10.2.10** to not provide the Vehicular Use Area Landscape Buffer Area along the east property line
- **Waiver of 5.9.2** to not provide a crossover access to adjacent commercial property
- **Detailed District Development Plan** with proposed binding elements

Case Summary

- Eight mini-warehouses proposed, totaling 40,685 square feet
- Located east of Dixie Hwy, approximately 1 mile south of I-265, just south of railway
- Motel and house have been demolished on site
- Access from Dixie Hwy
- Proposal does not include commercial property at corner
- Form district change required on a portion of the site

Site Photos



Site Photos

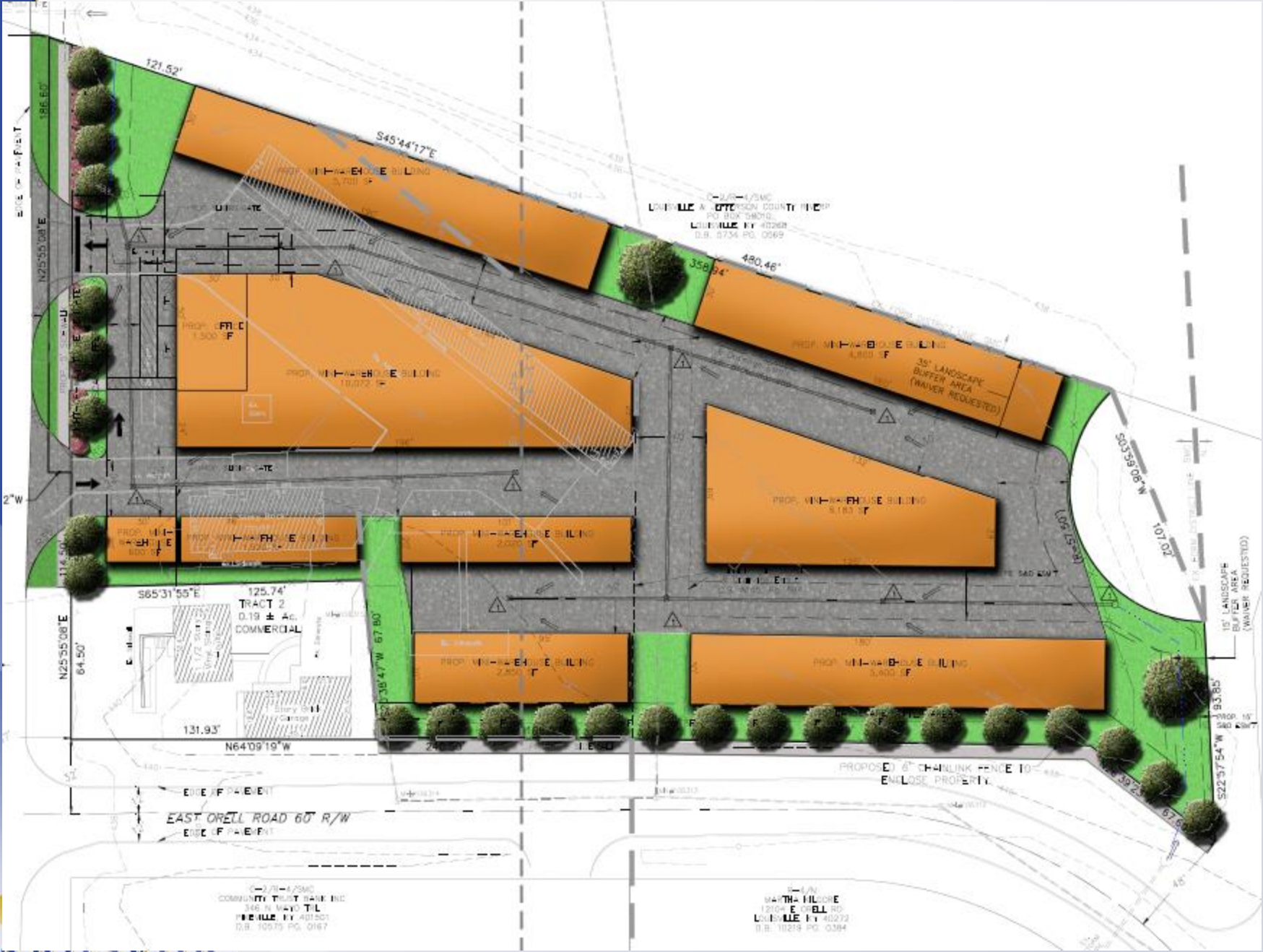


Site Photos - Surrounding



Site Photos - Surrounding





PC Recommendation

- The Planning Commission conducted a public hearing on 11/2/2017
- 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 change from R-4 and C-2 to C-M and the change from Neighborhood Form District to Suburban Marketplace Corridor Form District by a vote of 9-0 (9 members voted)