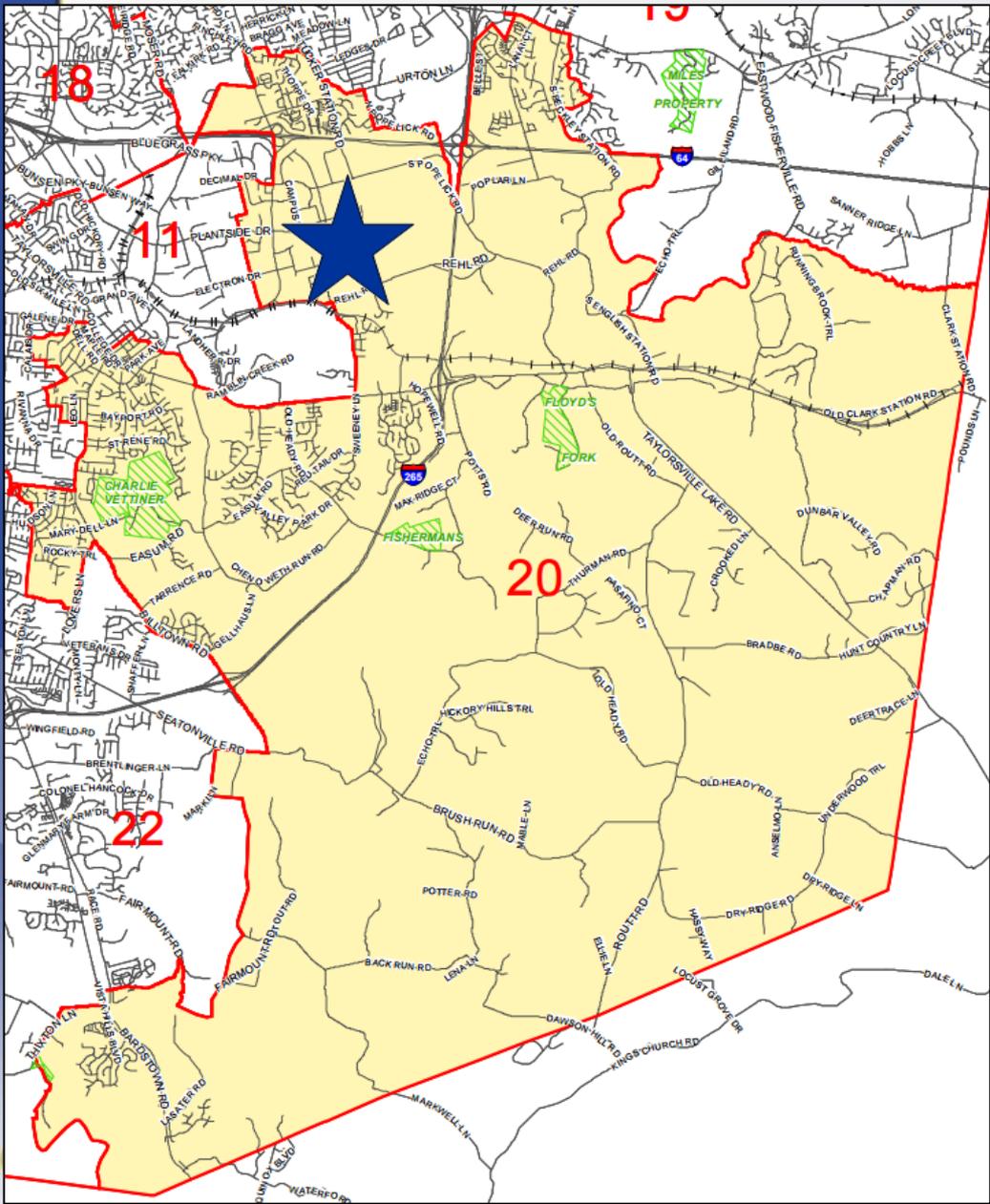


15ZONE1028

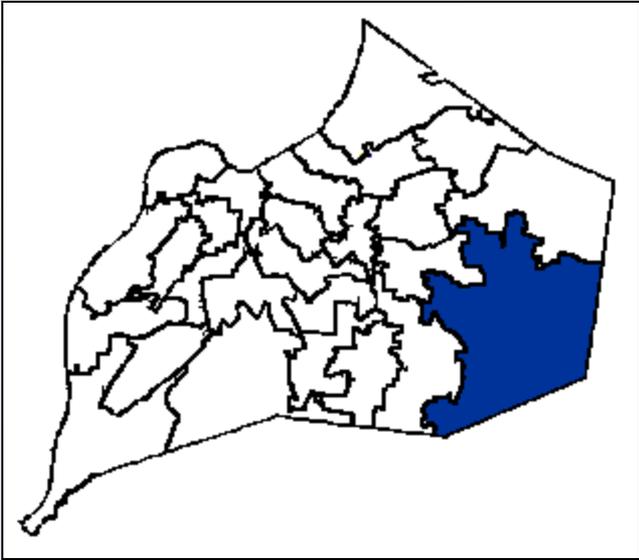
Maple Crossing



Planning/Zoning, Land Design & Development
July 19, 2016



2211 Tucker Station Road District 20 - Stuart Benson



Requests

- Change in Zoning from R-4 to PEC on approximately 6.9 acres
- Detailed District Development Plan

Case Summary / Background

- Rezone 6.9 acres from R-4 to PEC Planned Employment Center
- Development Plan to construct four warehouse buildings totaling 48,000 square feet
- No proposed access to Tucker Station Road
- Access to the site via Schutte Station Place through the Blankenbaker Station II development

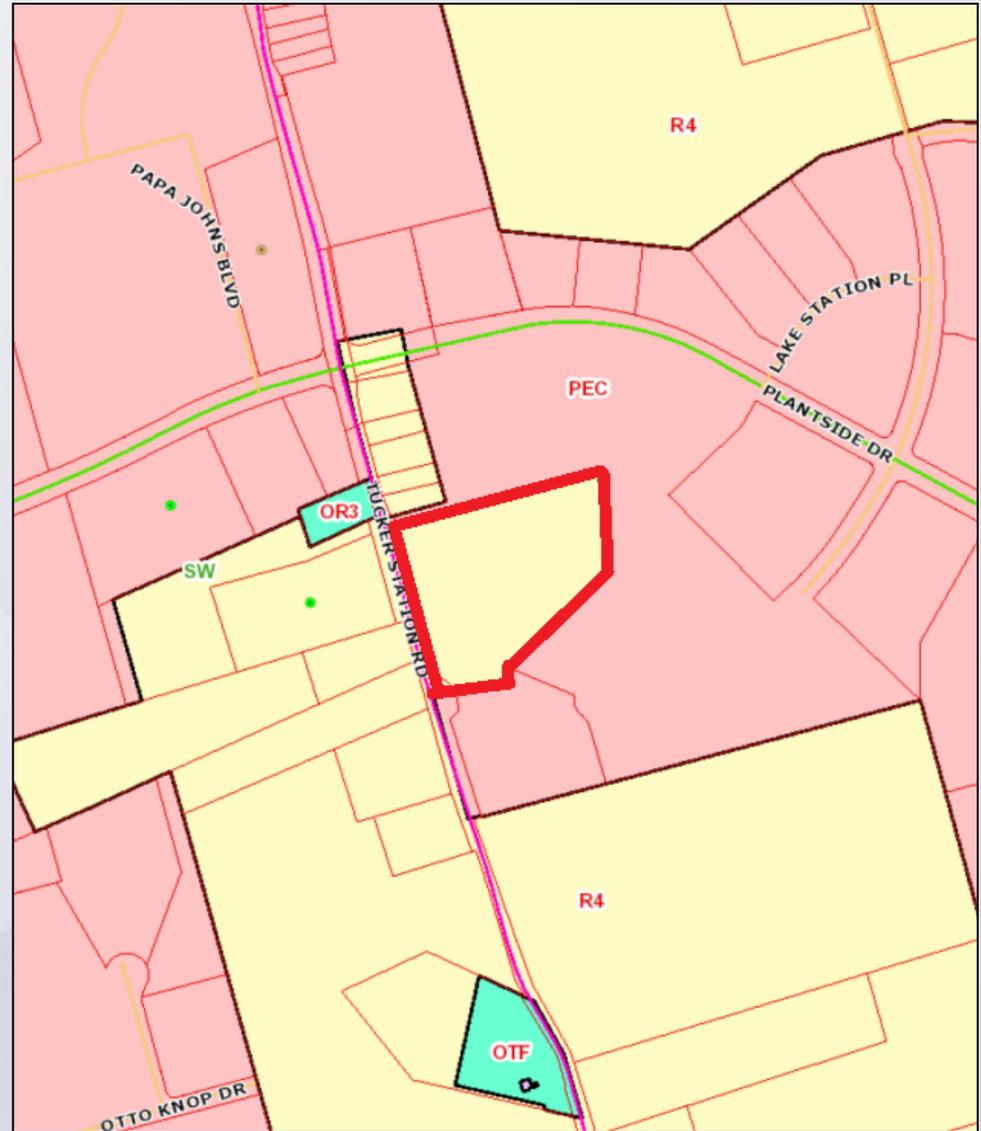
Zoning/Form Districts

Subject Property:

- Existing: R-4/SW
- Proposed: PEC/SW

Adjacent Properties:

- North: PEC/SW
- South: PEC/SW
- East: PEC/SW
- West: R-4/OR-3/SW



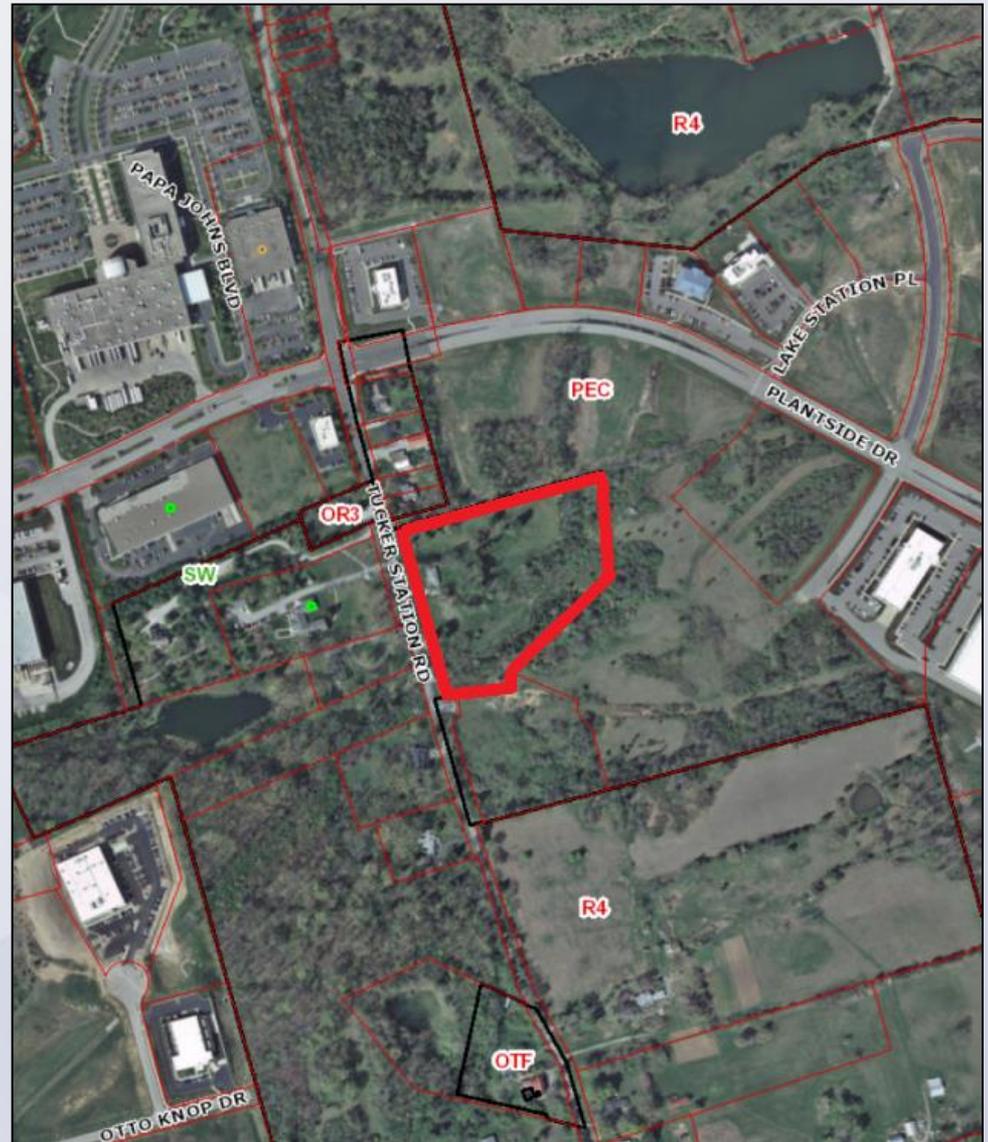
Aerial Photo/Land Use

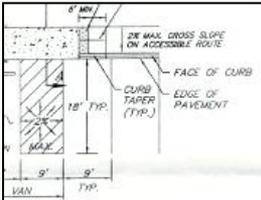
Subject Property:

- Existing: Vacant
- Proposed: Warehouse

Adjacent Properties:

- North: Proposed Industrial
- South: Proposed Industrial
- East: Proposed Industrial
- West: Single Family

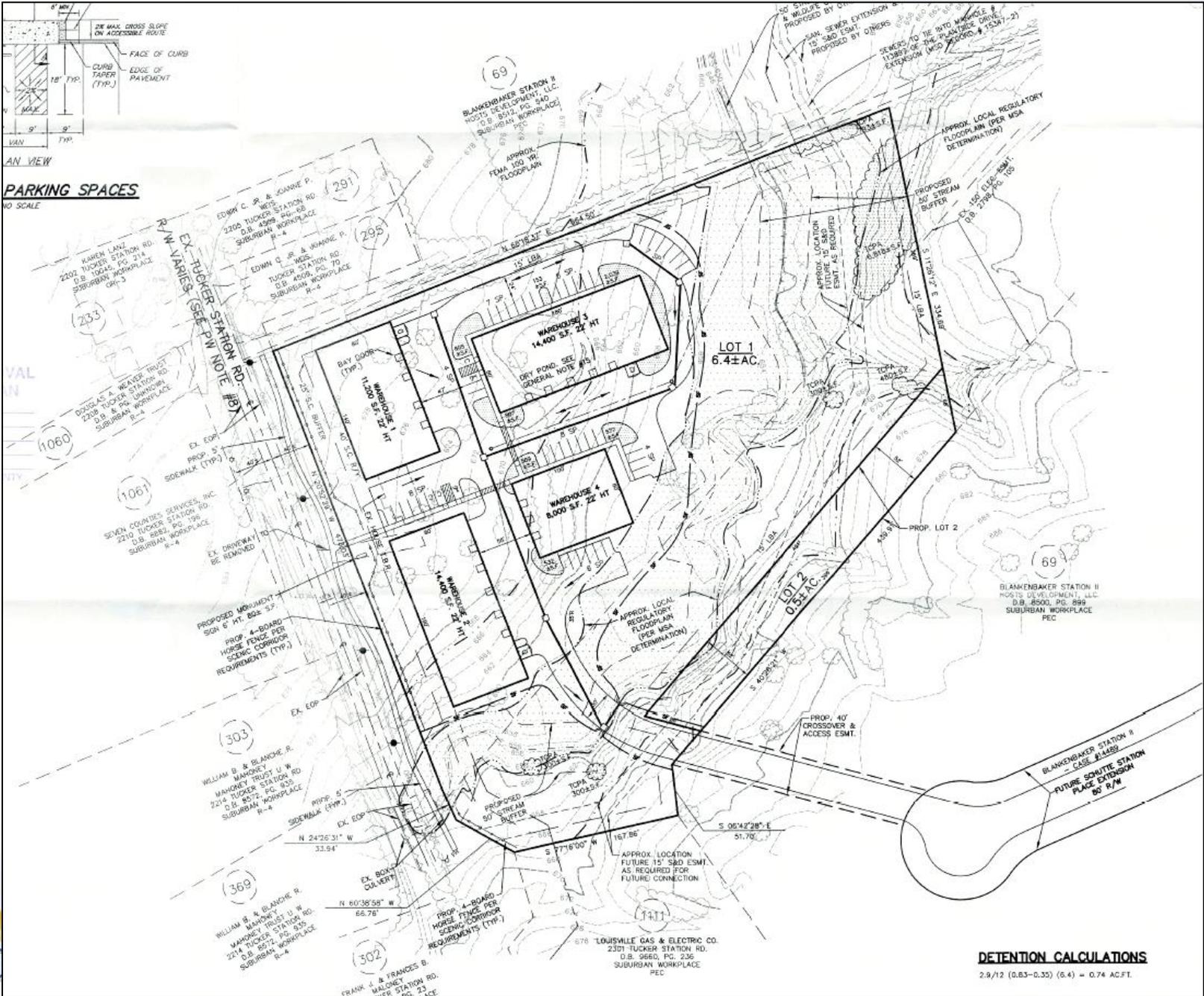




AN VIEW

PARKING SPACES

NO SCALE



DETENTION CALCULATIONS

2.9/12 (0.63-0.35) (6.4) = 0.74 ACFT.



PC Recommendation

- Public Hearing was held on 6/2/2016
 - 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 R-4 to PEC by a vote of 8-0-1 (9 members voted)