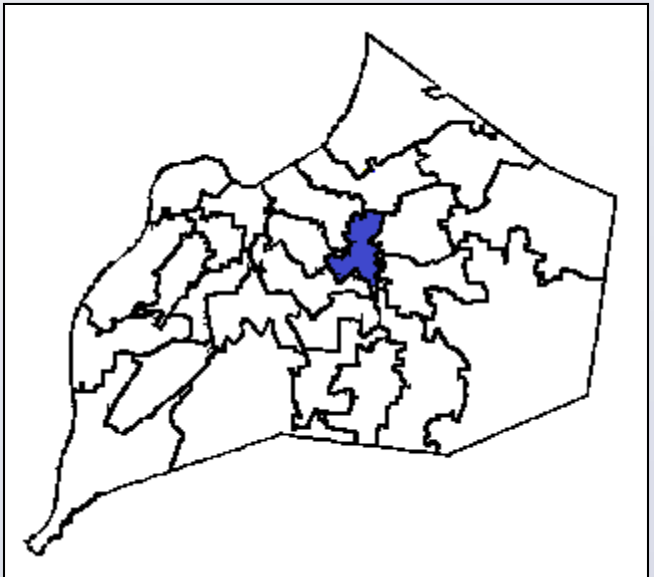
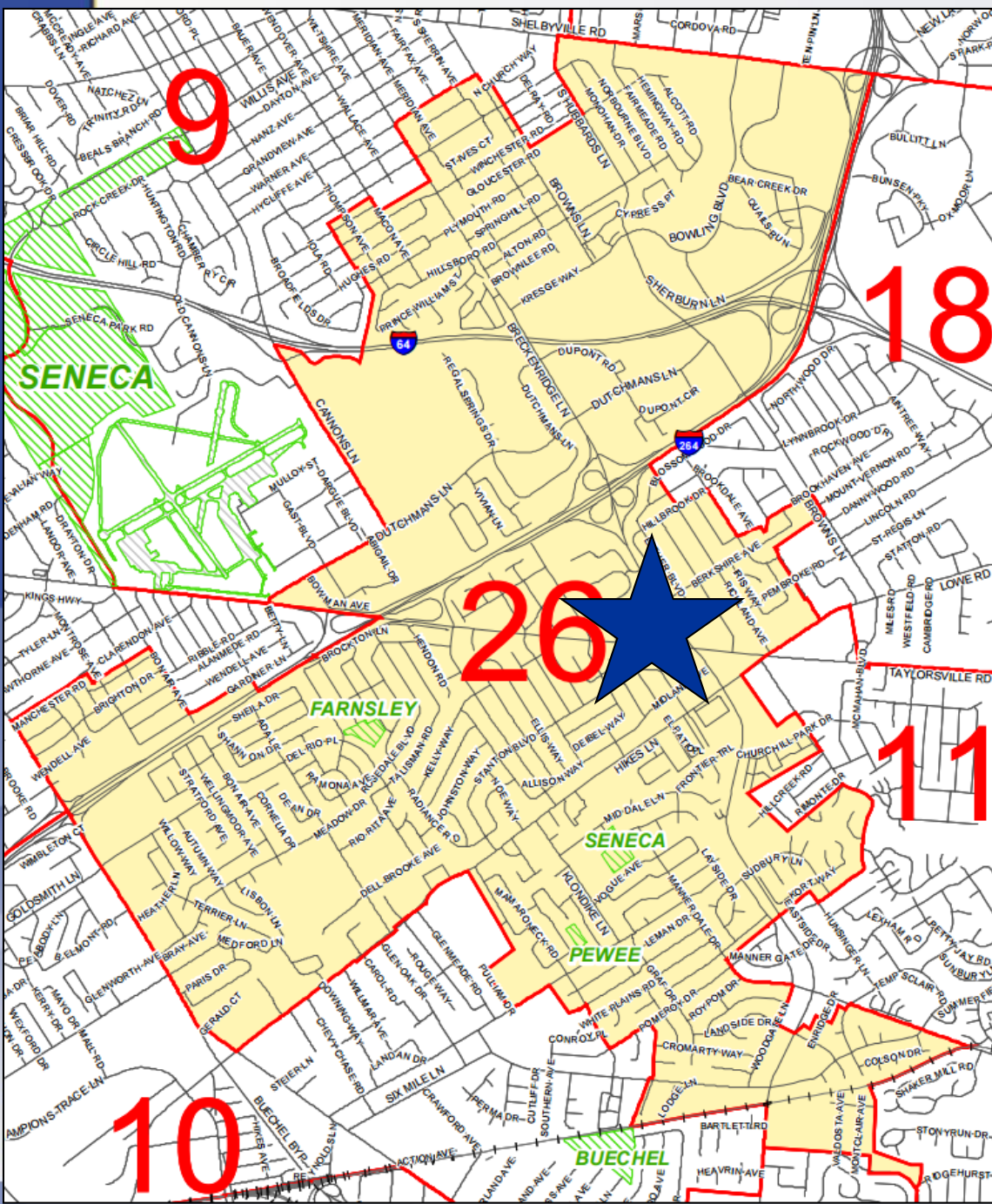


# 17ZONE1054 ADVANCED ENT

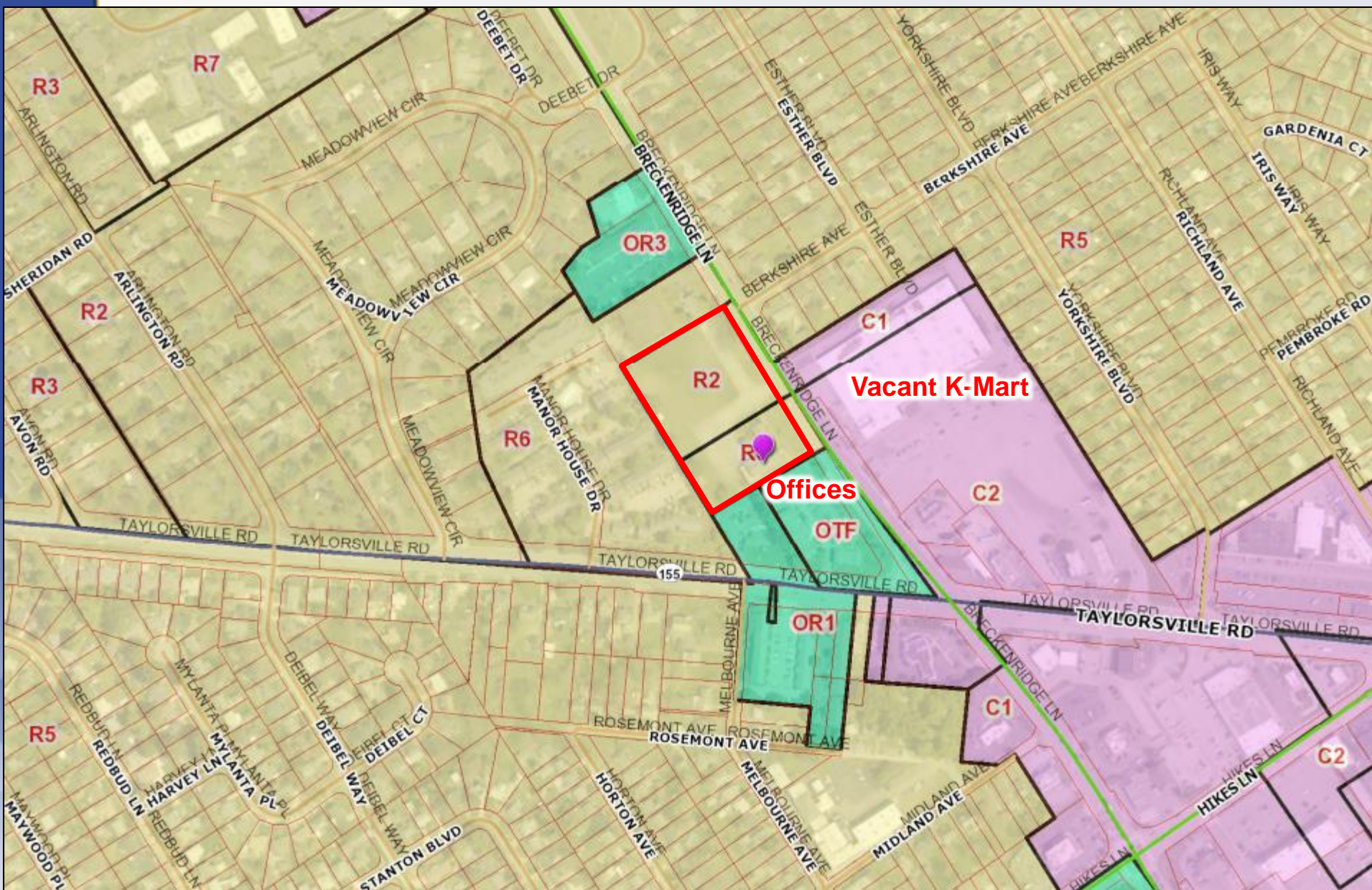


Planning, Zoning & Annexation Committee  
June 19, 2018



**2944 Breckenridge Lane  
District 26 - Brent Ackerson**









# Requests

- Change-in-Zoning from R-2/R-5 Single-Family Residential to OR-3 Office-Residential
- Variances
  1. Variance of LDC, section 5.1.12.B.2.a to vary the infill established front setback.
  2. Variance of LDC, section 5.3.1.C.5 to encroach upon the 30' non-res to res setback
  3. Variance of LDC, section 5.3.1.C.5 to exceed the maximum height
- Waiver of LDC, section 10.2.44.B.3 to allow utility easement/LBA overlap to exceed 50%
- Detailed District Development Plan

# Case Summary

- Two medical office buildings
  - 199 shared parking spaces
  - 31,500 square feet of medical office space
- Adjacent to activity center
- Along an arterial roadway
  - Two access points proposed
  - Cross connectivity provided internally



# Subject Site



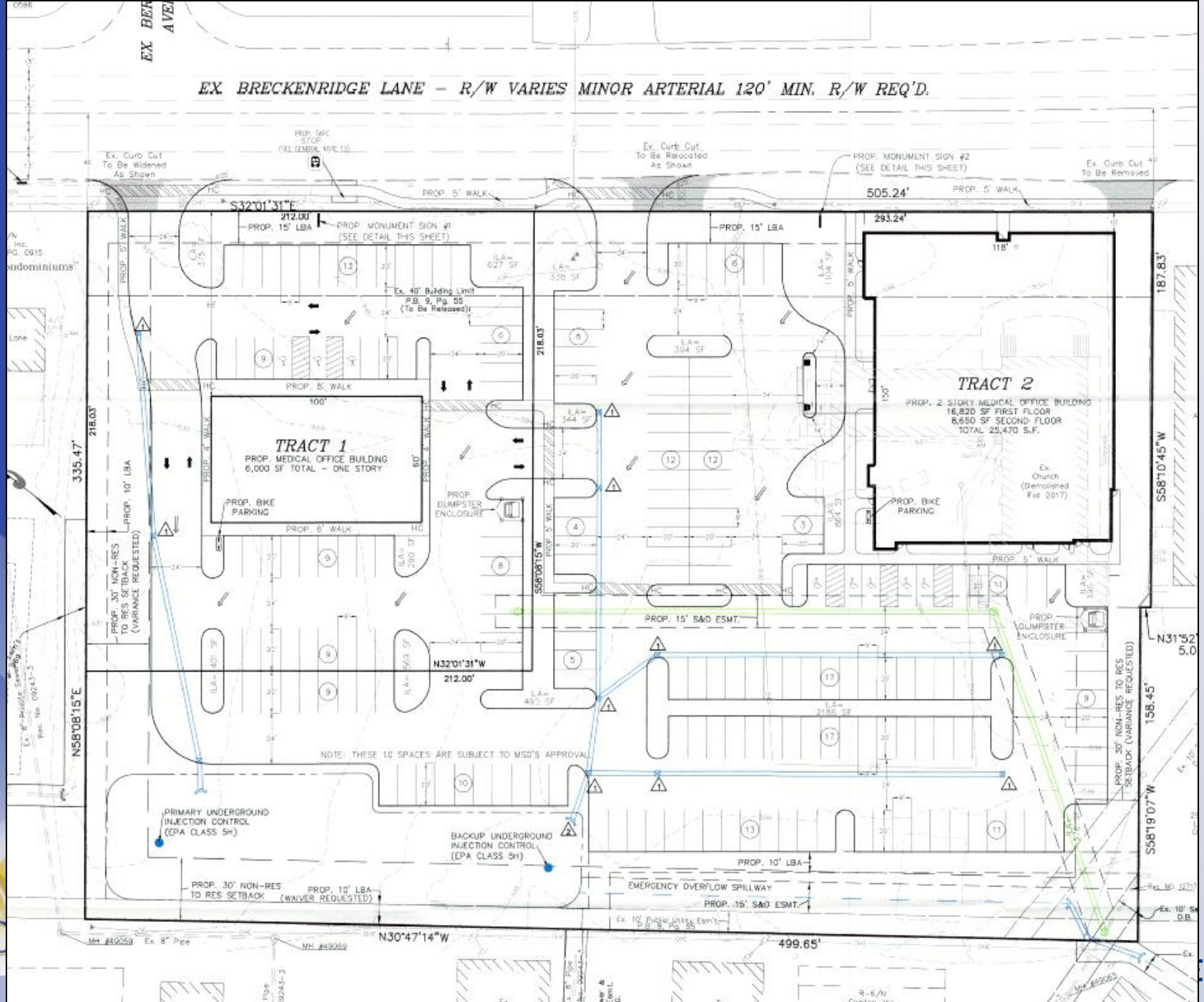


# Surrounding Area





EX BRECKENRIDGE LANE - R/W VARIES MINOR ARTERIAL 120' MIN. R/W REQ'D.





## Architectural Investments

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# Public Meetings

- Neighborhood Meeting on 11/9/2017
  - Conducted by the applicant, 40 people attended the meeting
- LD&T meeting on 4/12/2018
- Planning Commission public hearing on 5/10/2018
  - No one spoke in opposition.
  - The Commission recommended approval of the change in zoning from R-2 & R-4 to OR-3 with a vote of 8-0 (one member was not present).