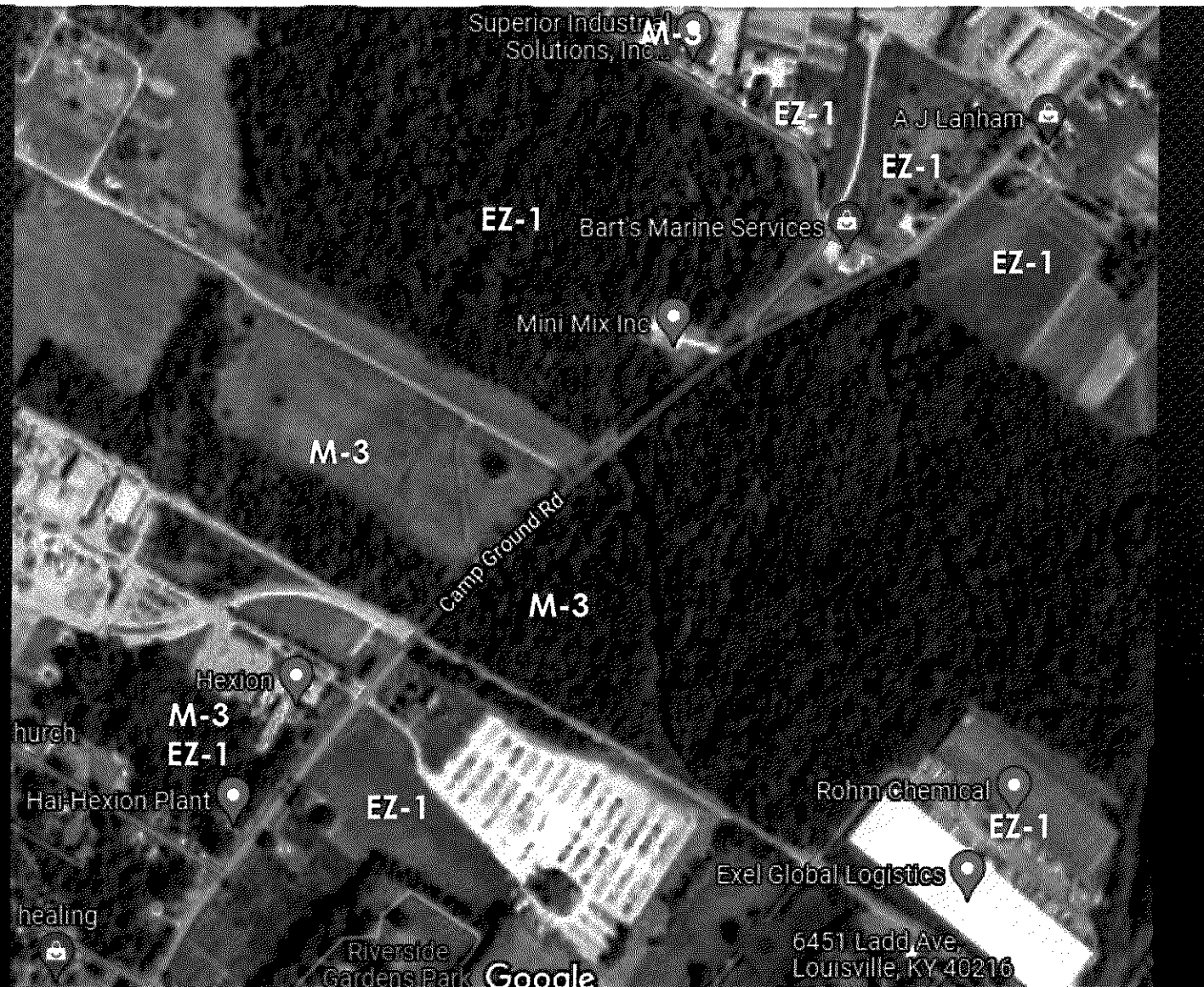
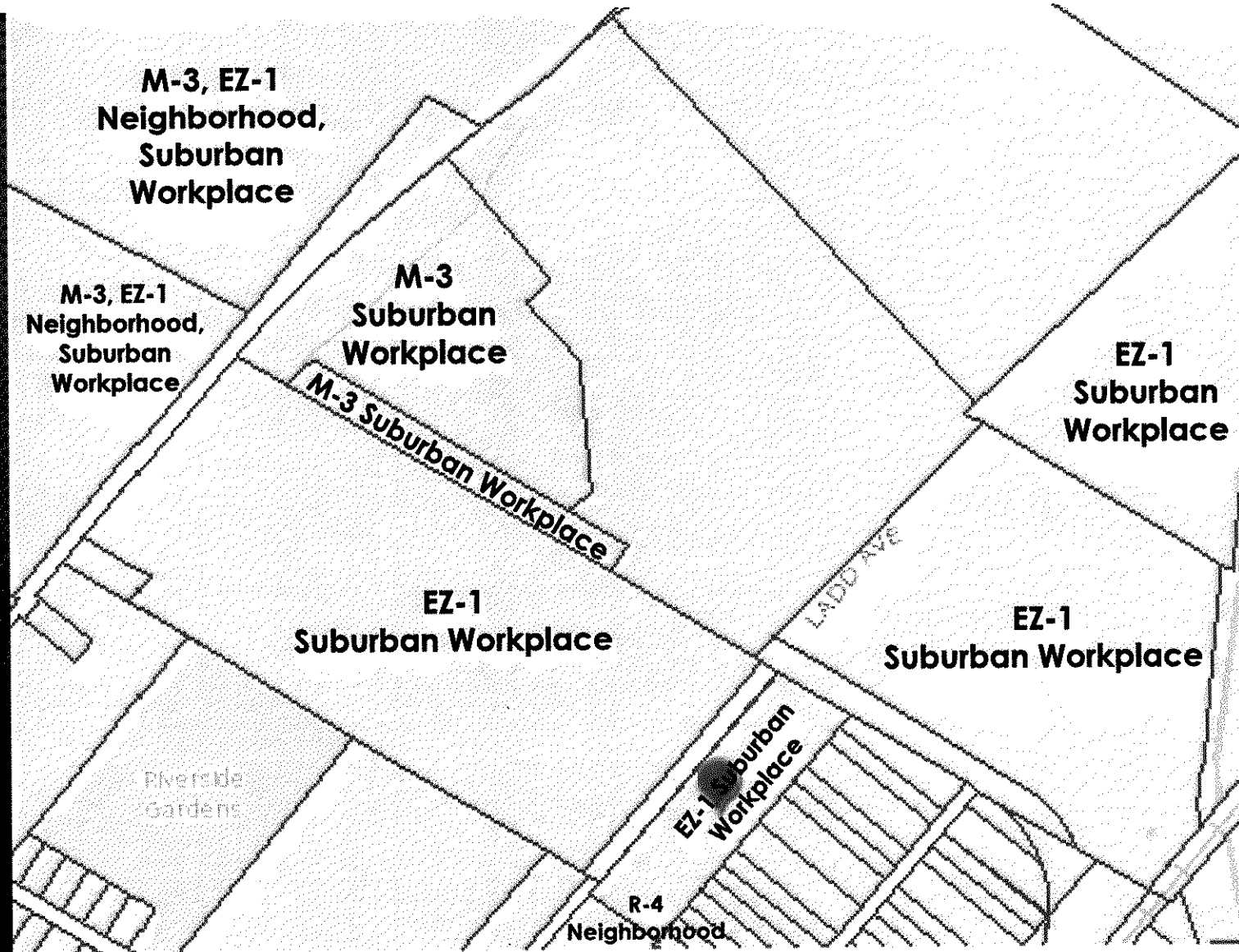


# SUBJECT PROPERTY AND SURROUNDINGS



# ZONING IN THE AREA



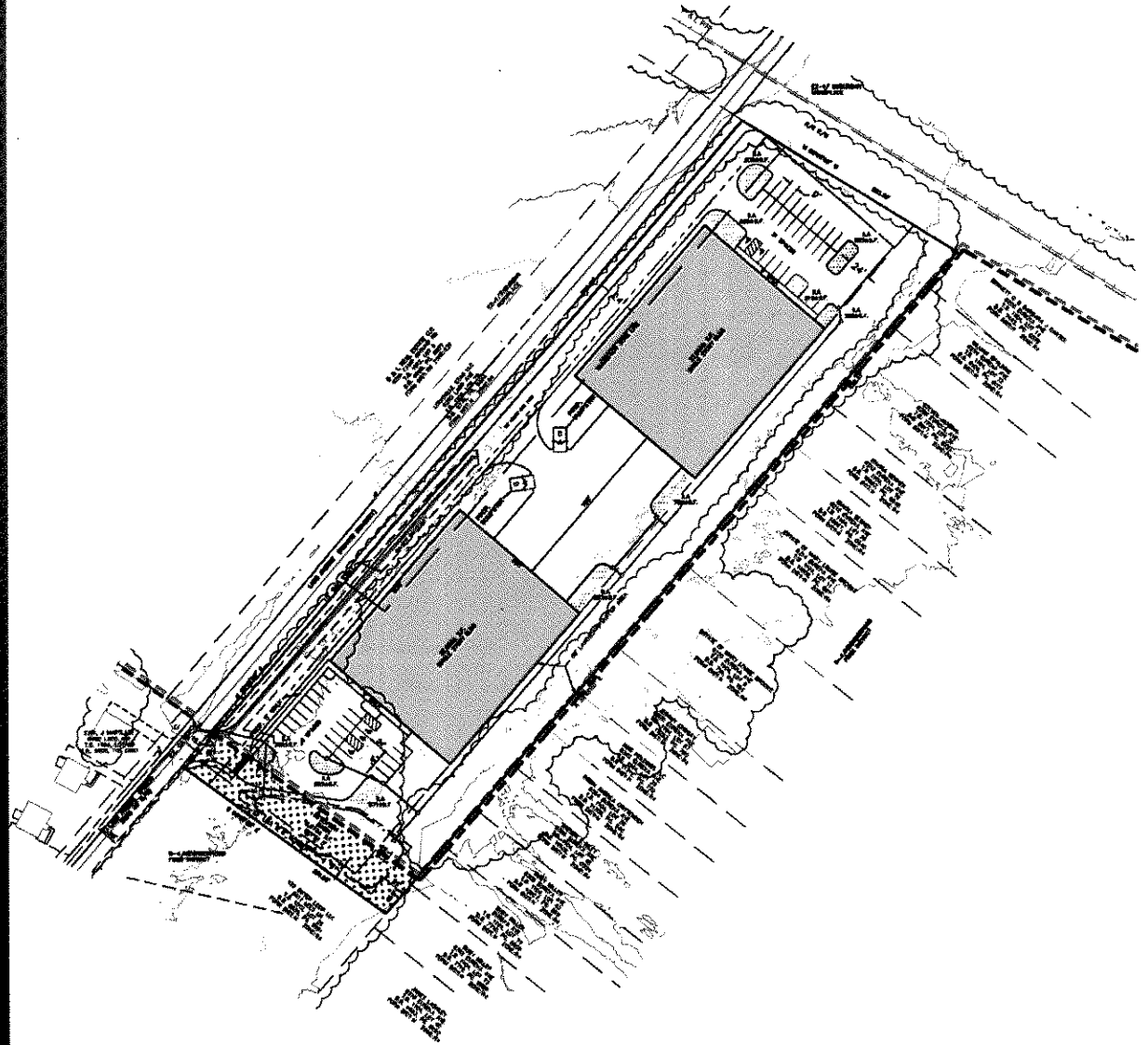
● AREA TO BE  
REZONED

R-4  
TO  
EZ-1  
●



# PROPOSED DEVELOPMENT PLAN

Two Distribution  
Warehouses



# 6451 LADD AVENUE

CASE No. 21-ZONE-0078

- Change in form district from Neighborhood to Suburban Workplace
- Change in zoning from R-4 to EZ-1
- Landscape Waiver from Chapter 10.2.10 to not provide the 15' Vehicular Use Area Landscape Buffer Area along Ladd Avenue
- Detailed District Development Plan

Concord Equity Group, LLC  
Dinsmore & Shohl, LLP

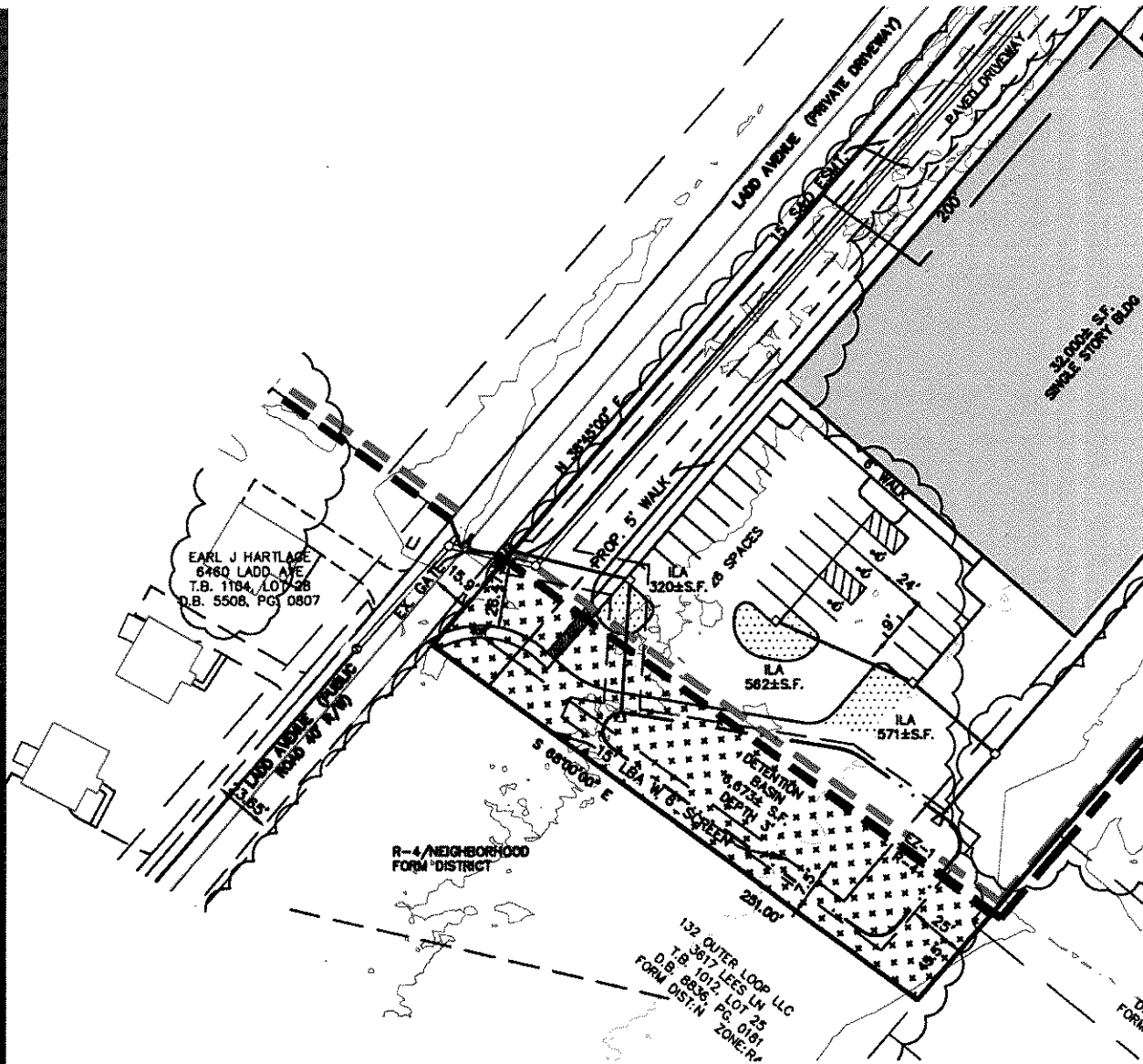
# SUBJECT PROPERTY AND SURROUNDINGS



R-4 to EZ-1

Neighborhood to  
Suburban Workplace

Landscape Waiver



## STAFF REPORT

- **STAFF FINDING**

- Staff finds that the proposal is compliant with Plan 2040.