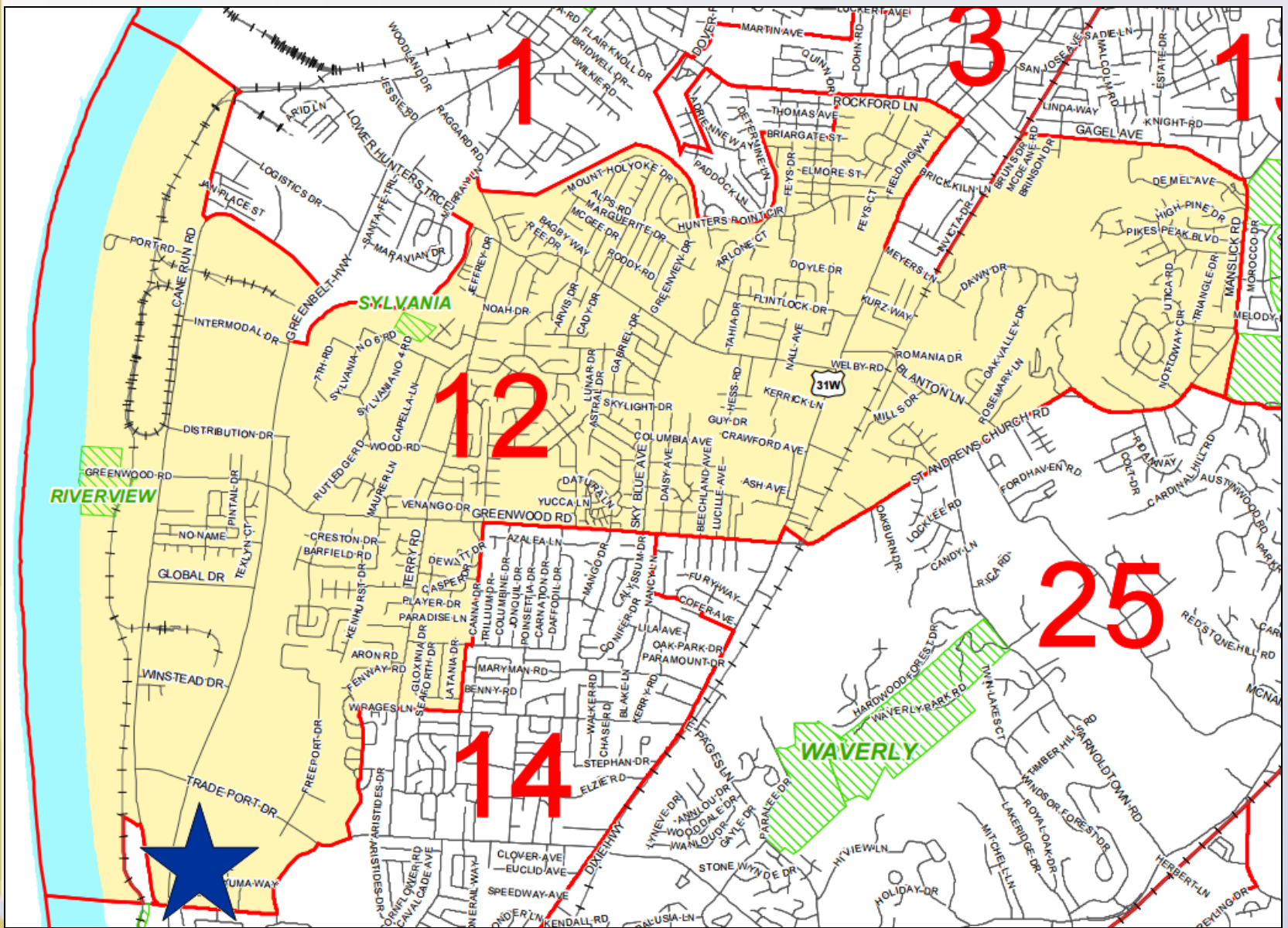


# 15ZONE1053

- **Dynacraft Expansion**



**Planning/Zoning, Land Design & Development**  
**March 29, 2016**



# Request(s)

- Change in form district from Neighborhood to Suburban Workplace
- Change in zoning from R-4 to OR-1 (3.0 acres) and EZ-1 (8.5 acres)
- General/Detailed District Development Plan
  - 15,000 sf office on Tract 1
  - 100,500 sf warehouse on Tract 2

# Case Summary / Background

- Expansion of existing industrial site
- One office buildings proposed on a separate lot
- Heavily treed

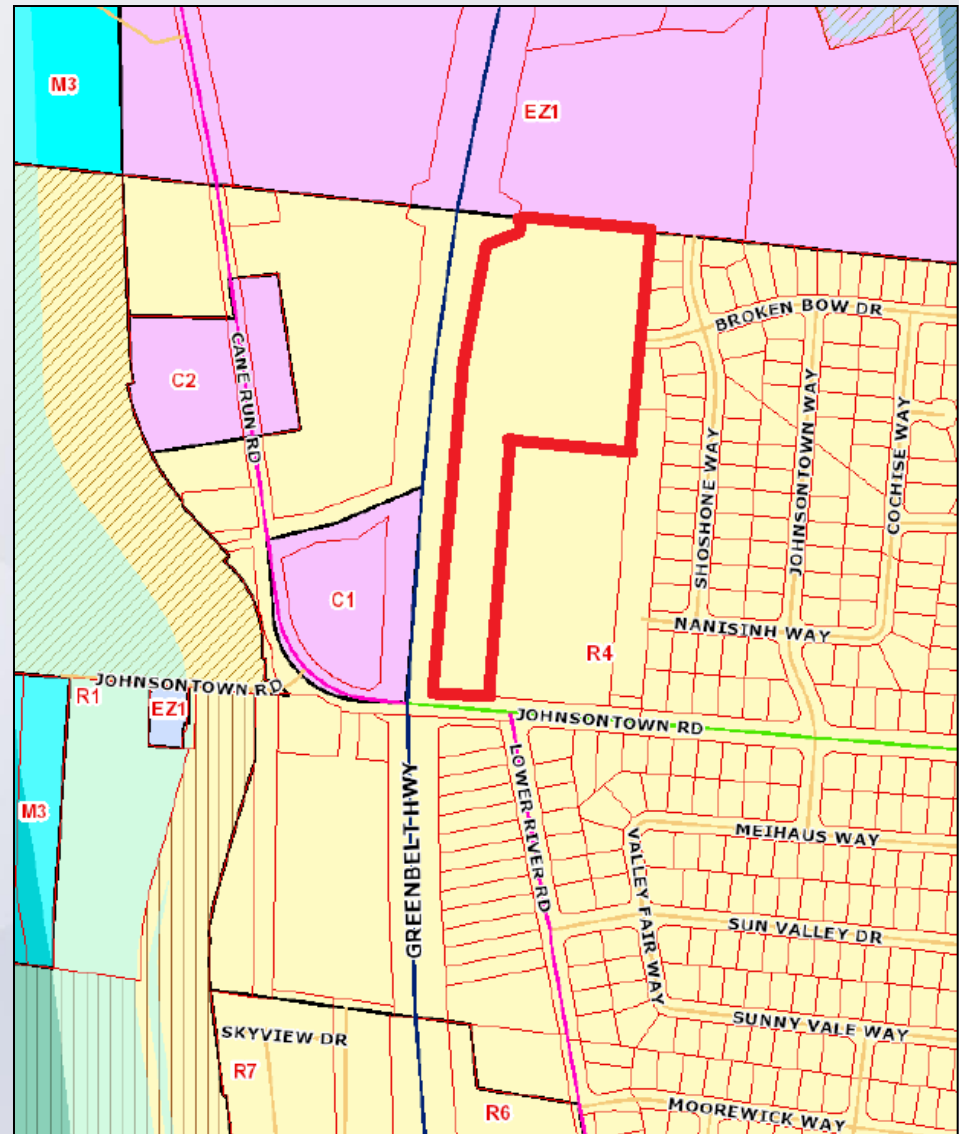
# Zoning/Form Districts

## Subject Property:

- Existing: R-4/N
- Proposed: EZ-1 & OR-1/SW & N

## Adjacent Properties:

- North: EZ-1/SW
- South: R-4/N
- East: R-4/N
- West: R-4 & C-1/N



# Aerial Photo/Land Use

## Subject Property:

- Existing: Vacant
- Proposed: Office/Warehouse

## Adjacent Properties:

- North: Industrial
- South: Residential/School
- East: Residential
- West: Vacant/Commercial



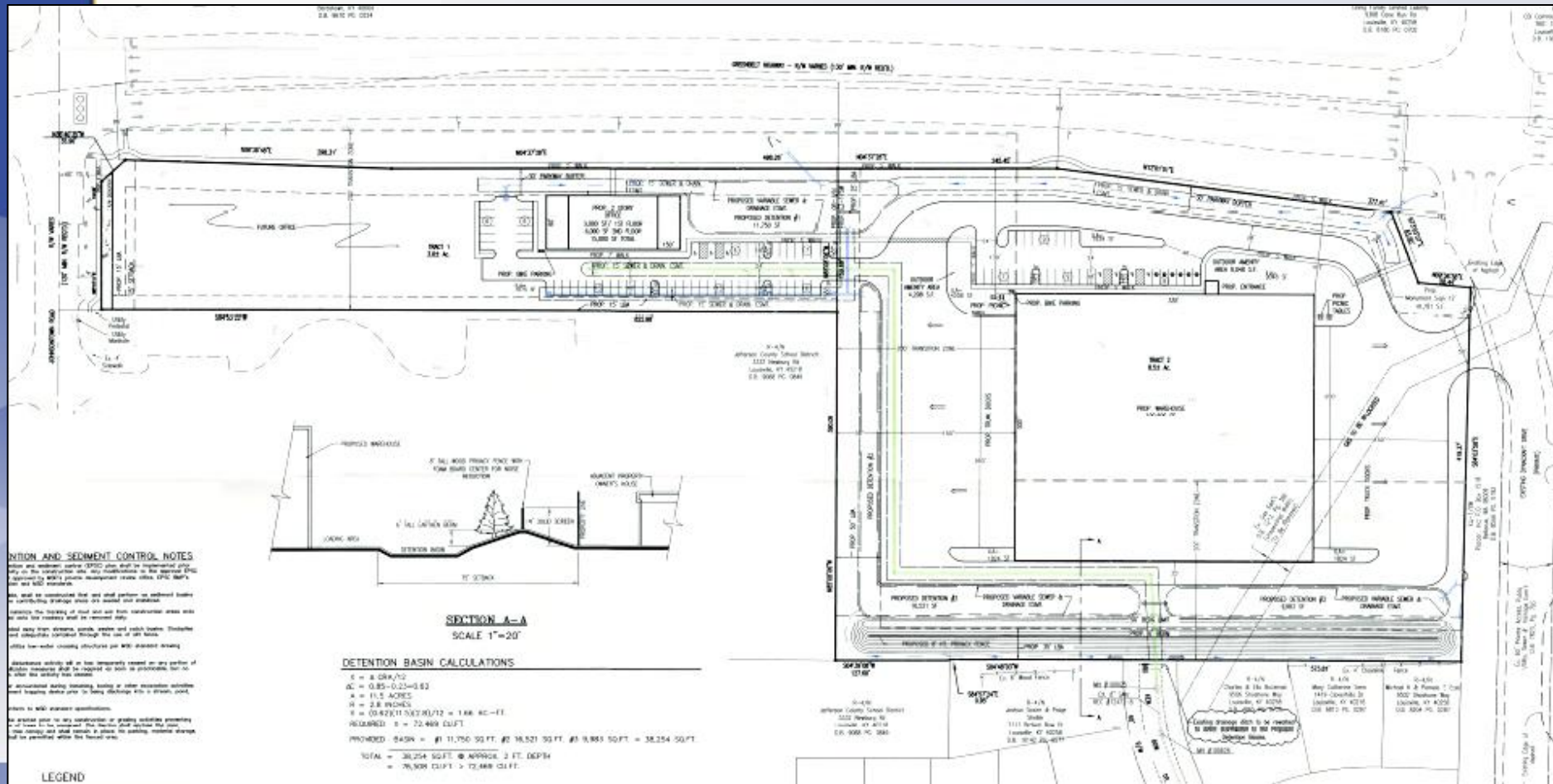
# Site Photos-Subject Property



# Applicant's Development Plan

## Highlights:

- 100,500 SF warehouse
- 9,000 SF Office building
- 90 Parking spaces





# PC Recommendation

- Public Hearing was held on 3/3/2016
  - No one spoke in opposition to the requests
- 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 OR-1 and EZ-1 by a vote of 8-0 (8 members voted)