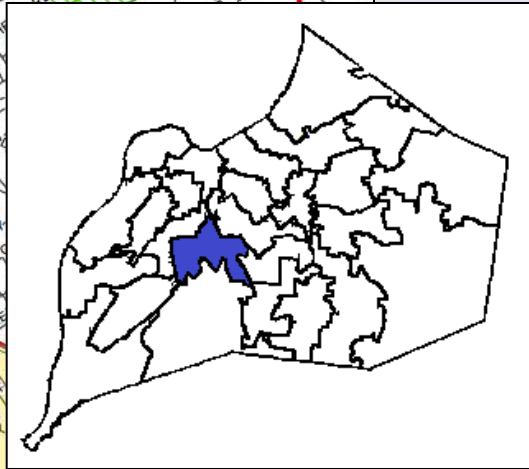
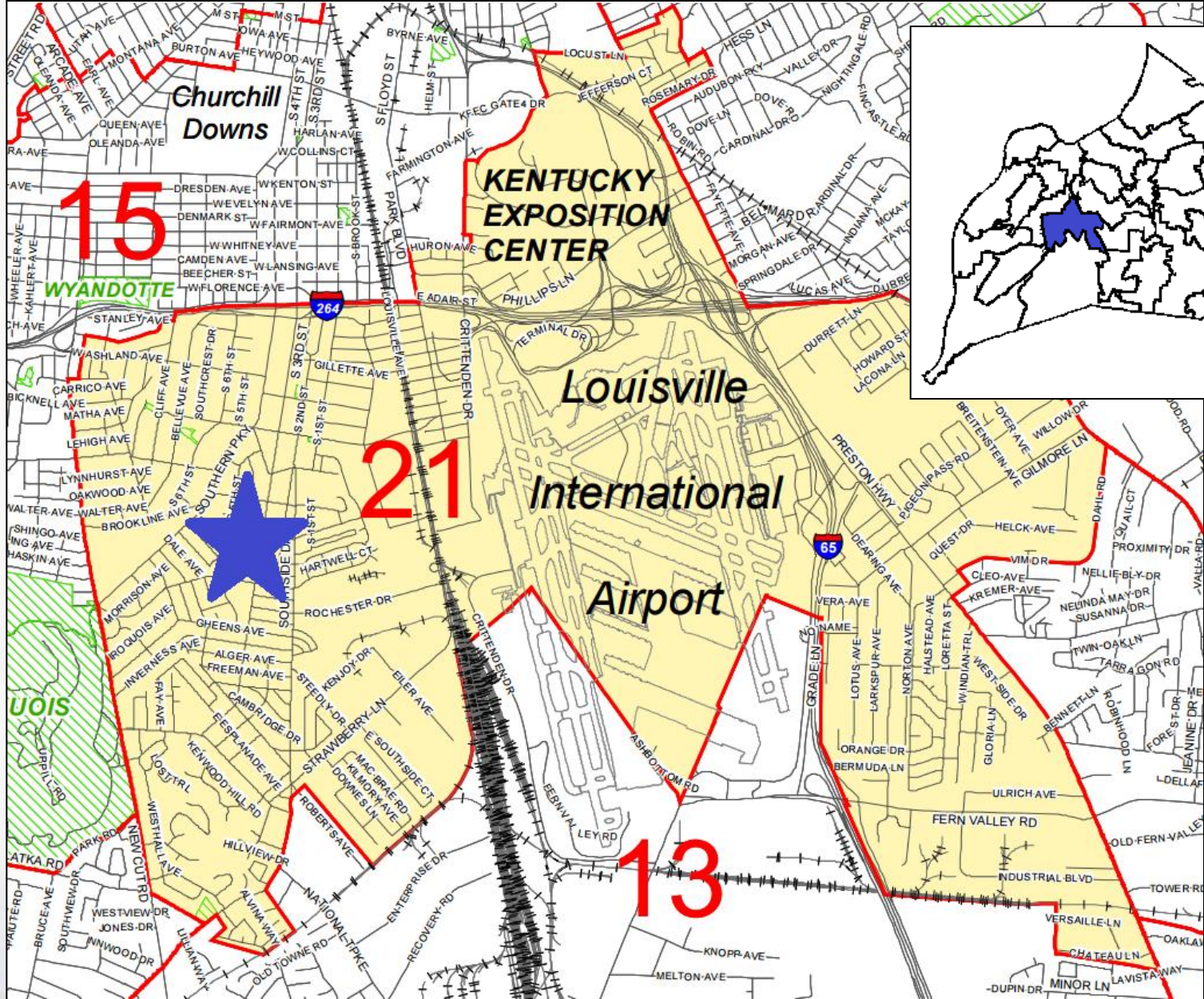


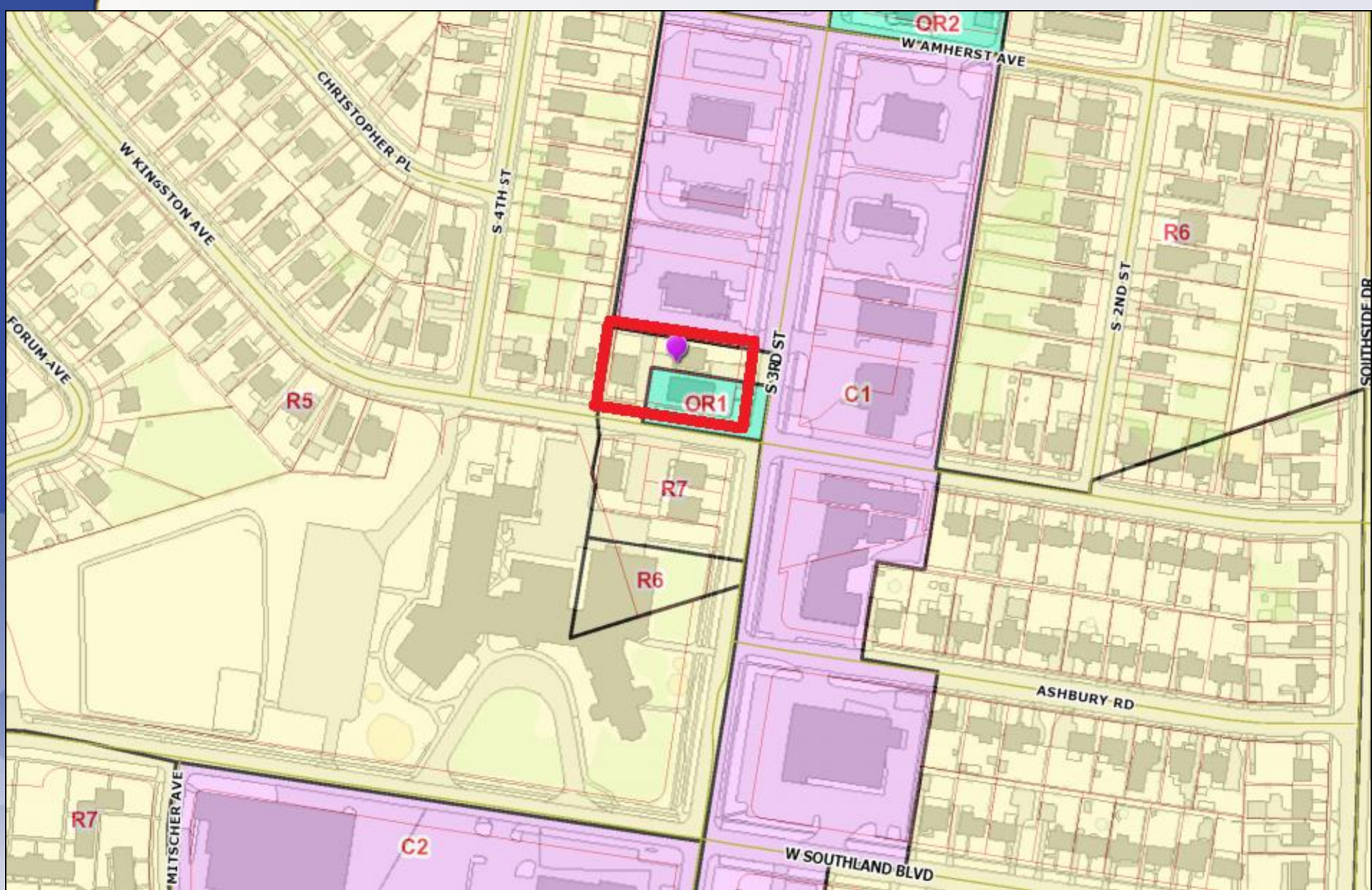
17ZONE1036

Iroquois Pharmacy



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







Requests

- **Change in Zoning from OR-1 and R-7 to C-1 on .44 acres**
- **Detailed District Development Plan with proposed binding elements**

Case Summary

- Proposal includes 3 existing structures
- 2,147 square foot structure at corner currently used as multi-family and nail salon, other two multi-family only
- Located in Southside neighborhood, corner of Kingston Ave and S 3rd St
- Proposal to utilize first floor, rear portion of corner building as pharmacy
- Other two buildings will remain multi-family
- All conditions are existing
- Proposal includes adding drive-thru and re-striping/relocating parking

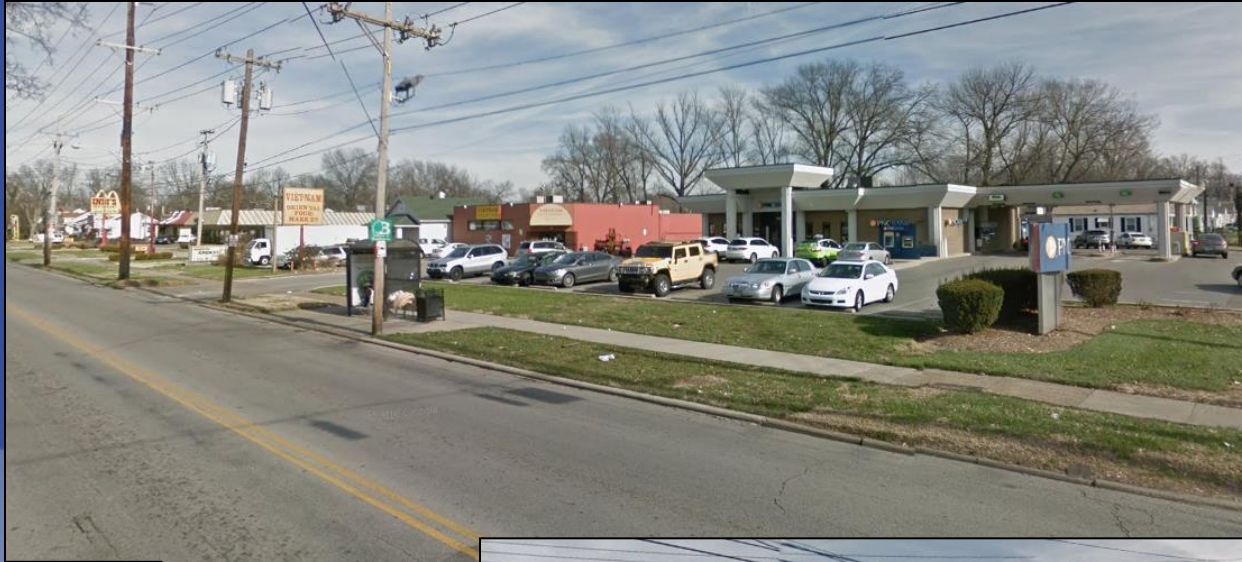
Site Photos



Site Photos

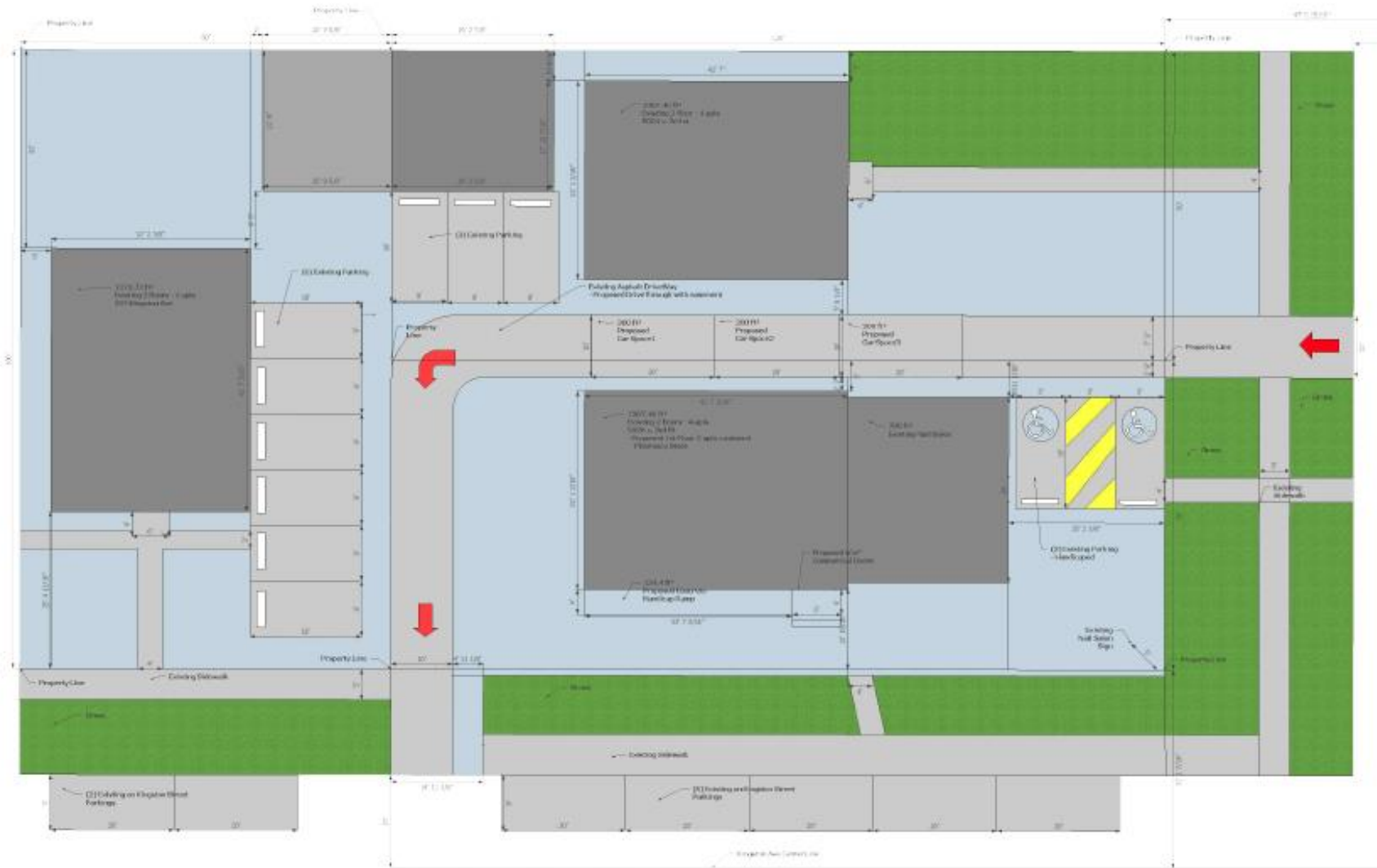


Site Photos - Surrounding



Site Photos - Surrounding





PC Recommendation

- The Planning Commission conducted a public hearing on 11/2/2017
- One person 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 OR-1 and R-7 to C-1 by a vote of 8-0 (8 members voted)