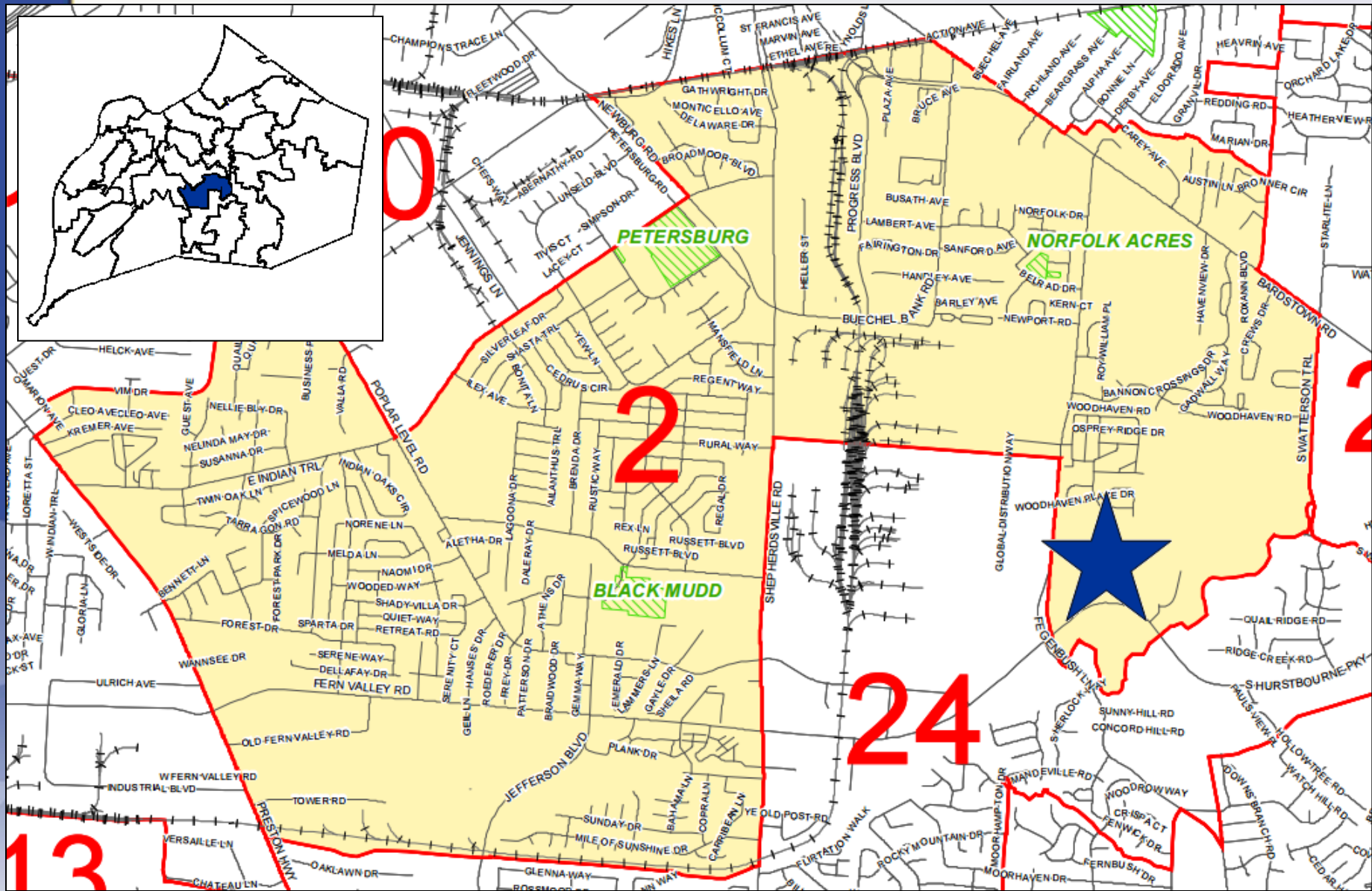


15ZONE1021

Hurstbourne Station



Planning/Zoning, Land Design & Development
February 16, 2016



Request(s)

- Change in zoning from R-4 to PEC and C-1
- General District Development Plan
- Subdivision Plan

Case Summary / Background

- 11 lot non-residential subdivision
- Agricultural lot
- Vacant
- Not heavily treed
- No significant natural features

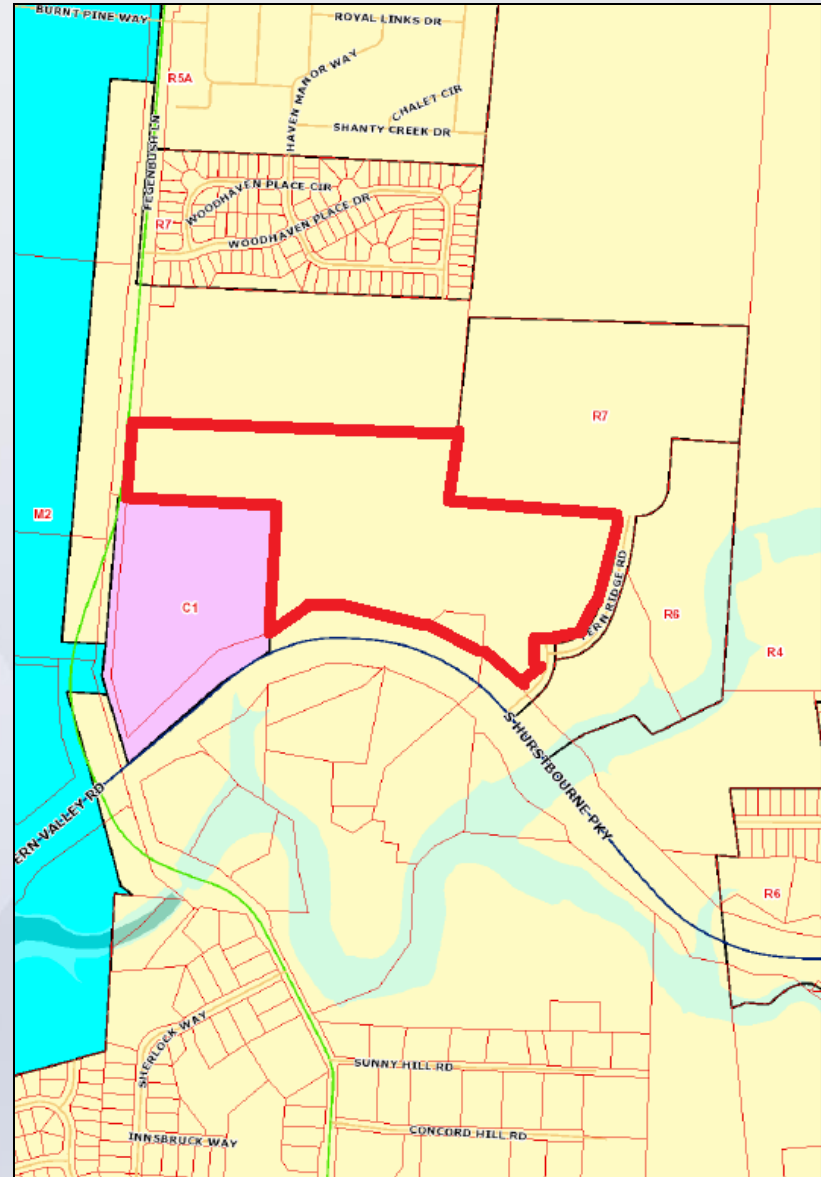
Zoning/Form Districts

Subject Property:

- Existing: R-4/SW
- Proposed: C-1 & PEC/SW

Adjacent Properties:

- North: R-4 & R-7/SW & N
- South: R-4/SW
- East: R-6 & R-7/N
- West: C-1 & R-4/SW



Aerial Photo/Land Use

Subject Property:

- Existing: Vacant
- Proposed: Commercial/Office/Warehouse

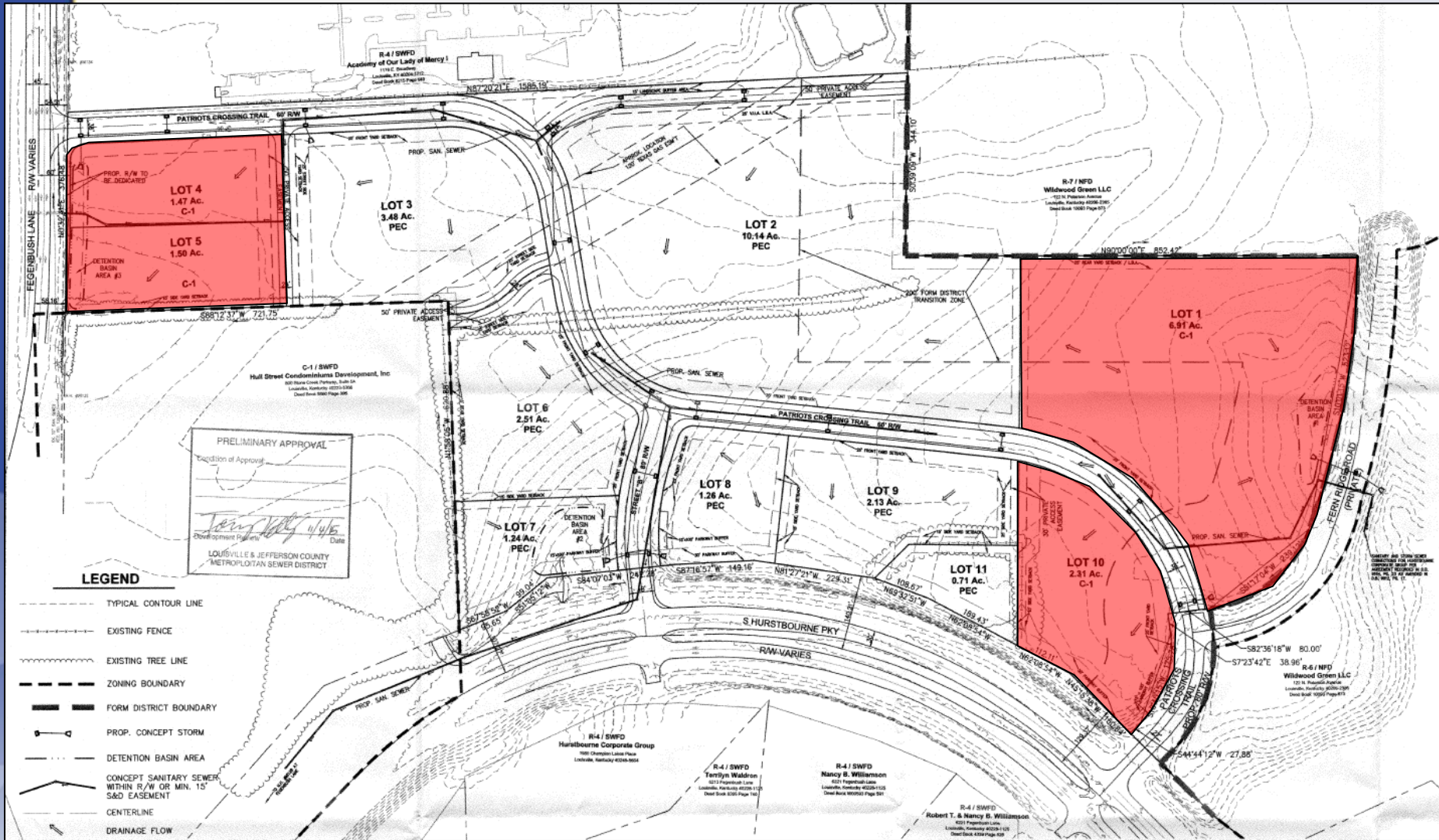
Adjacent Properties:

- North: Private school/Vacant
- South: Single Family Residential/Vacant
- East: Vacant
- West: Vacant/Industrial



Site Photos-Subject Property





PC Recommendation

- Public Hearing was held on 1/21/2016
 - No one spoke in opposition to the requests (One person spoke as other)
- 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 C-1 and PEC by a vote of 8-0 (8 members voted)