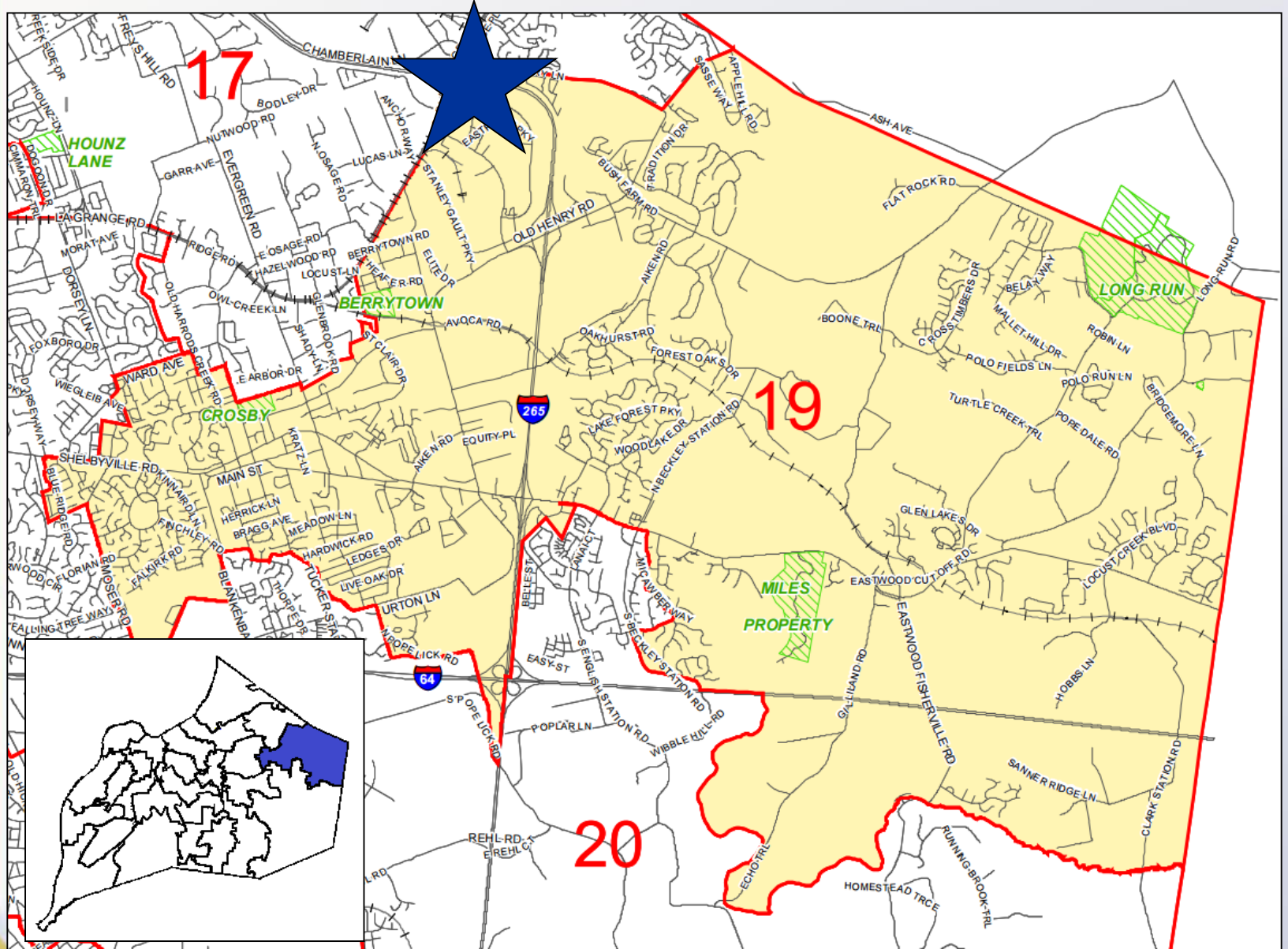
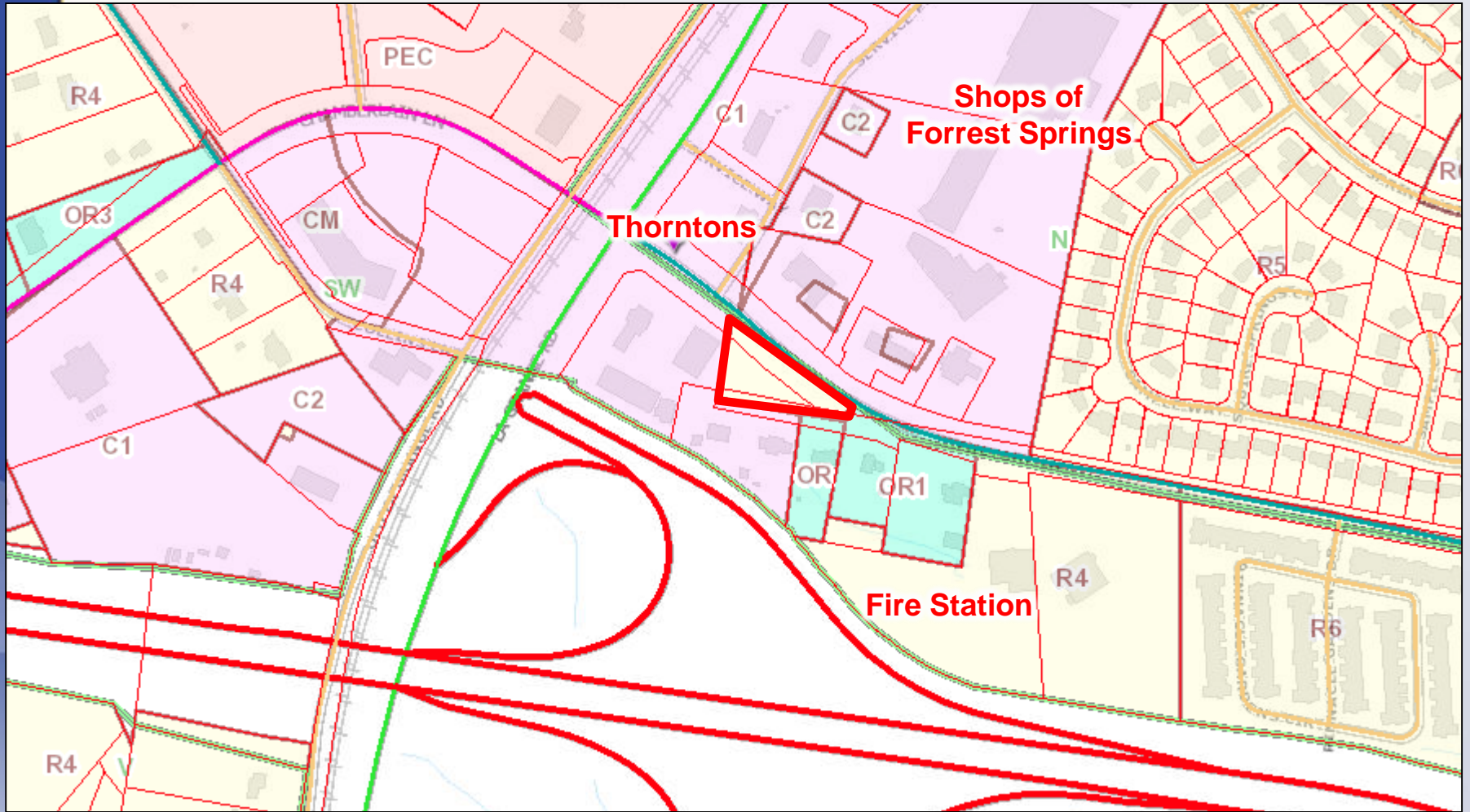


19-ZONE-0025 ANCHORAGE PLAZA

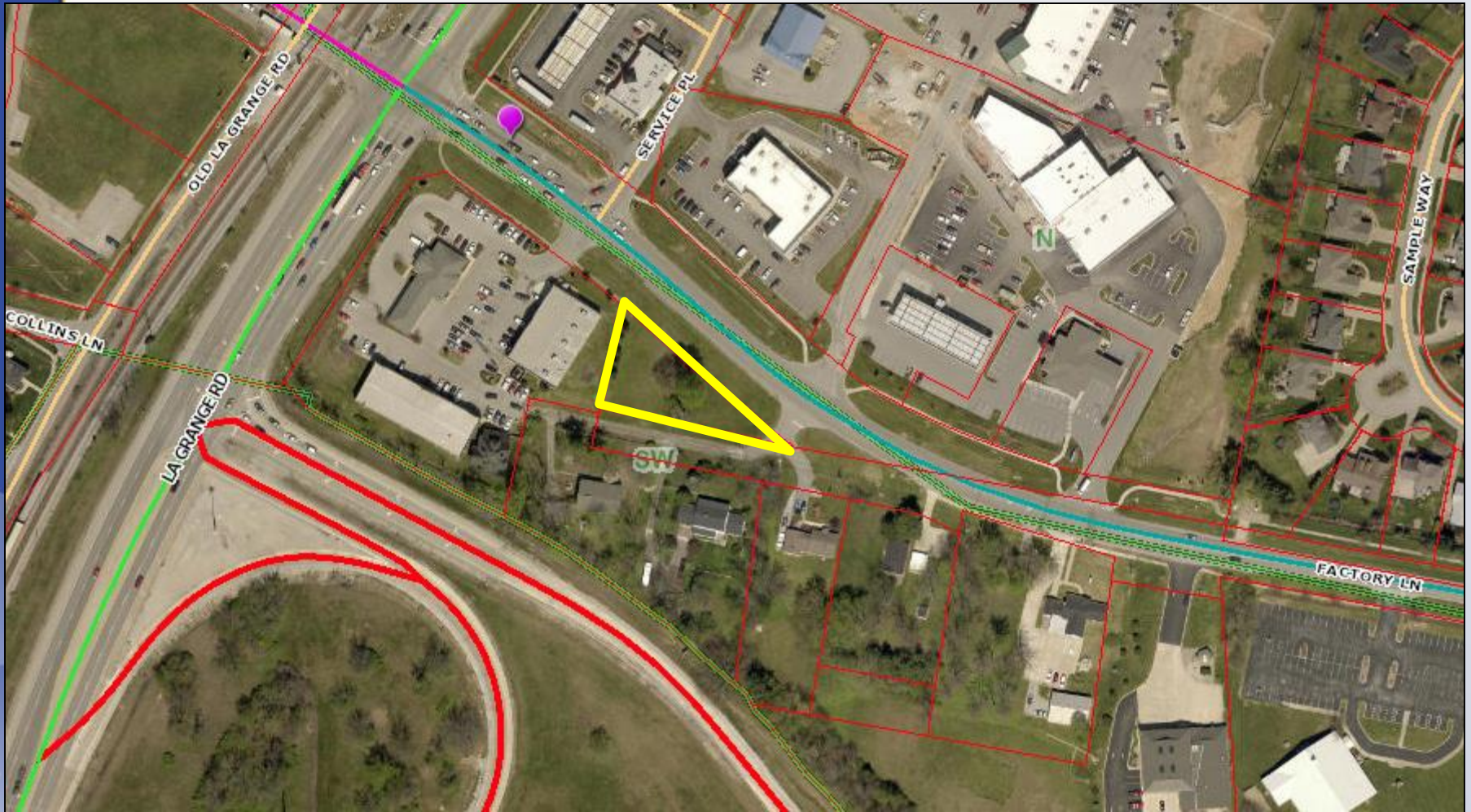


Planning & Zoning Committee
November 12, 2019





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



Existing: Vacant
Proposed: Commercial

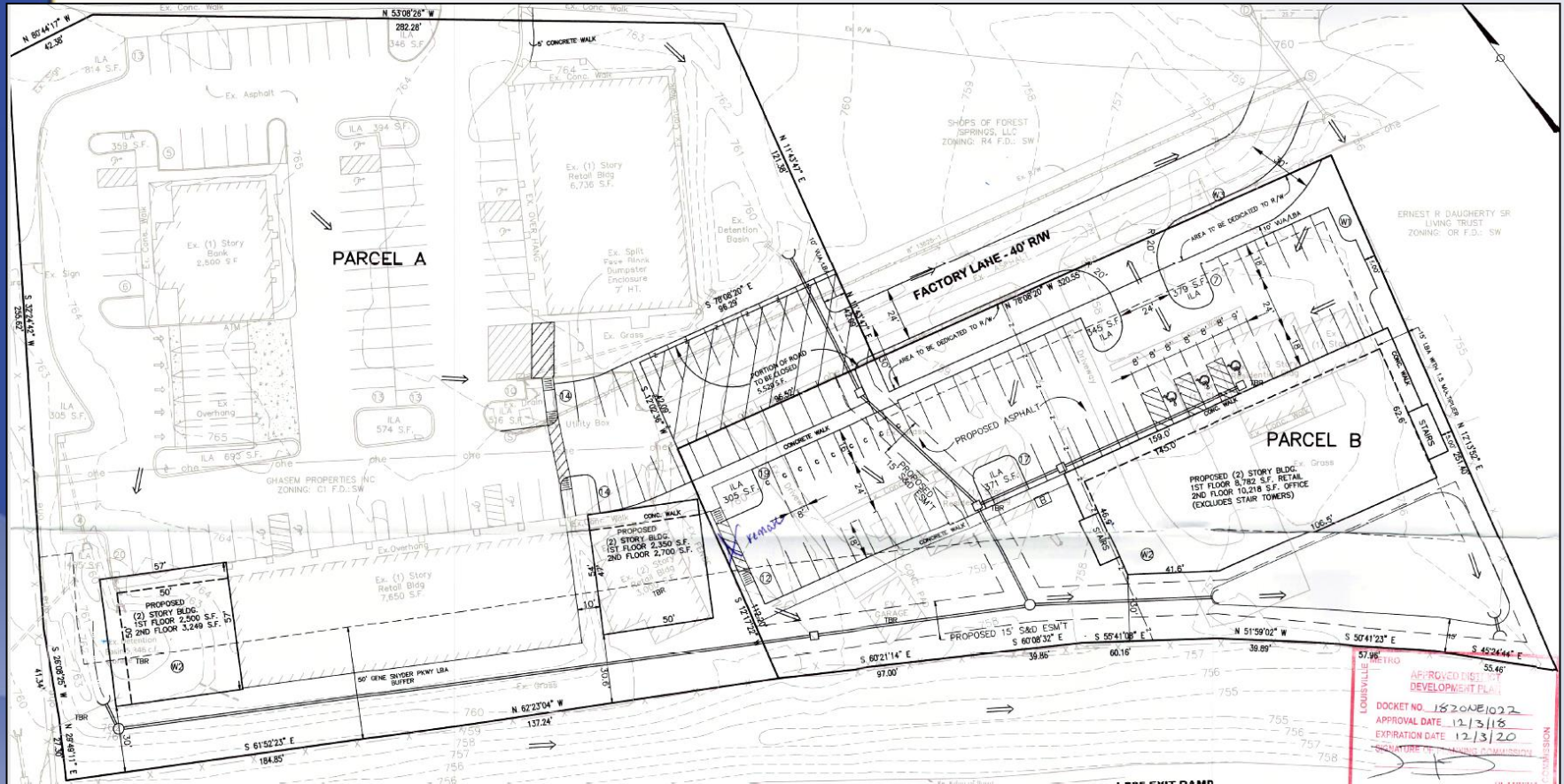
Requests

- Change in zoning from R-4 Single-Family Residential to C-1 Commercial on 0.65 acres
- Street Closure (19-STRCLOSURE-0005)
- Variance to encroach 5' upon the required 25' front yard setback
- Revised Detailed & Detailed District Development Plan

Case Summary

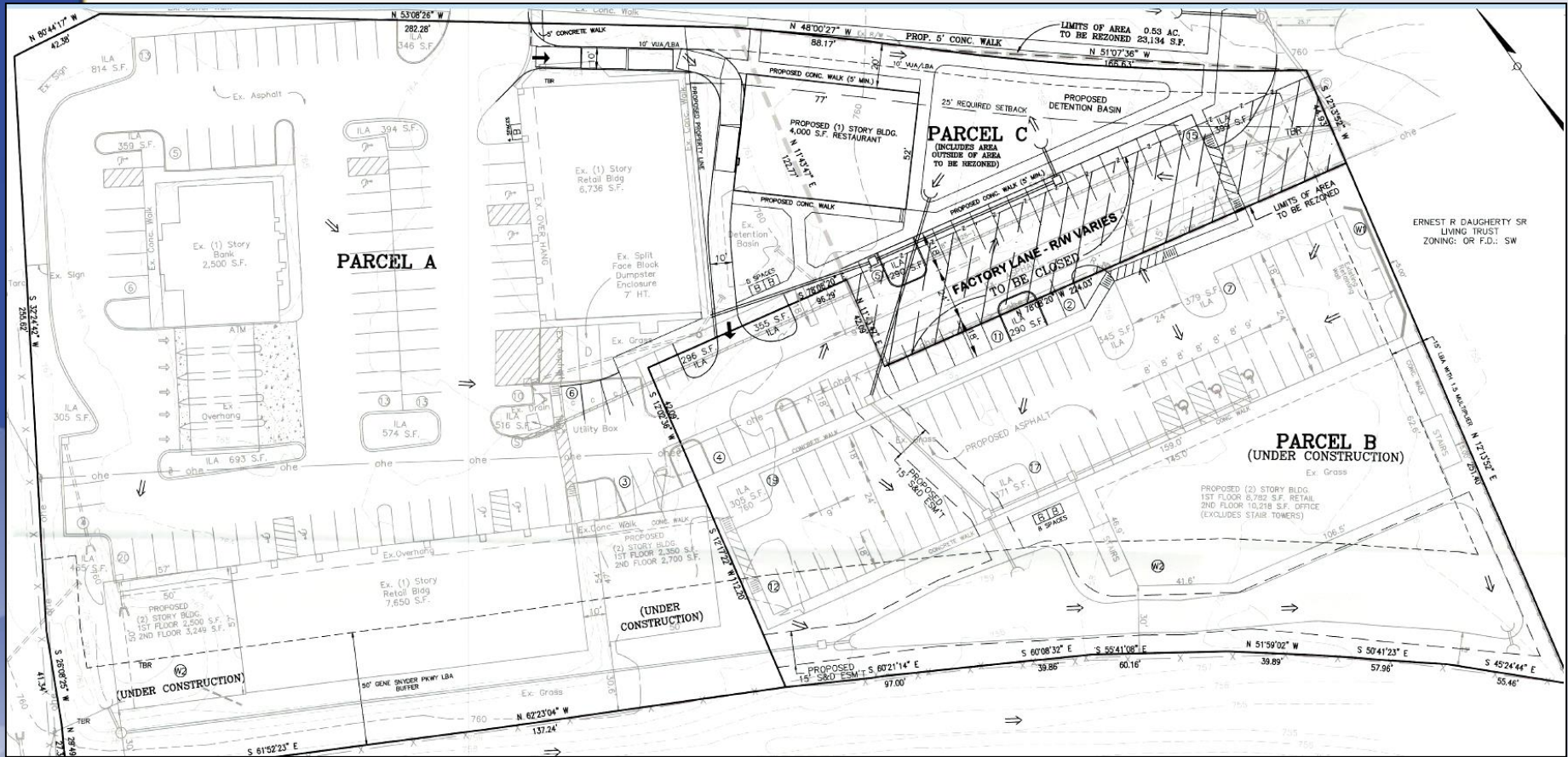
- The final remnant of an R-4 zoning district between existing and proposed mixed-use developments is to be rezoned to C-1.
- A 4,000 sq. ft. restaurant with drive-thru is proposed.
- “Old Factory Lane” will be closed.
- The closed right-of-way will be used for parking and access to the center.
- Minor improvements are being made in previously rezoned portions of the development site.

18ZONE1022

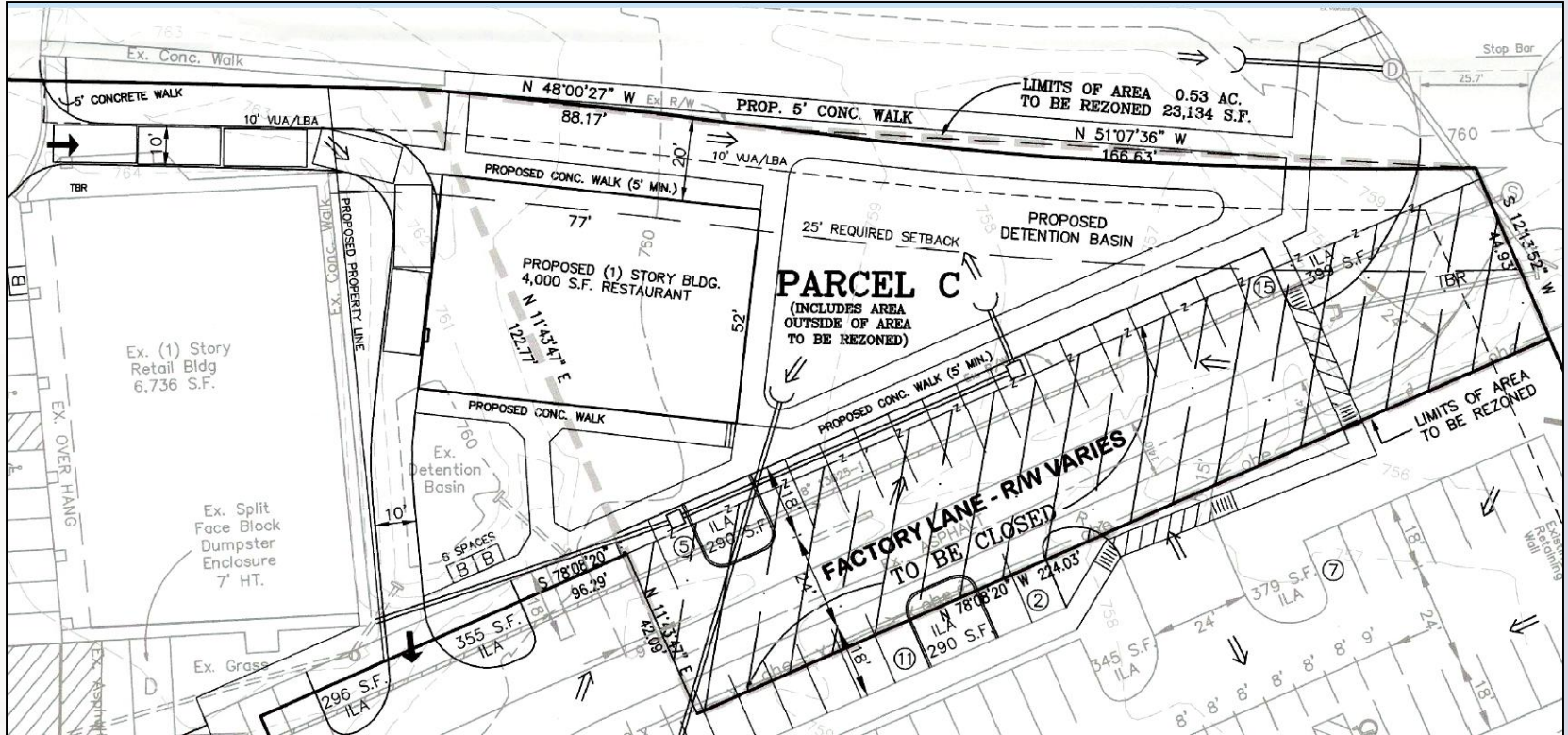


The binding elements of 9-74-00 & 9-88-98 & 18ZONE1022 will be continued upon the new development area, resulting in a single set of binding elements for the whole of Anchorage Plaza. The proposed plan serves as a revision to the whole.

Proposed Plan



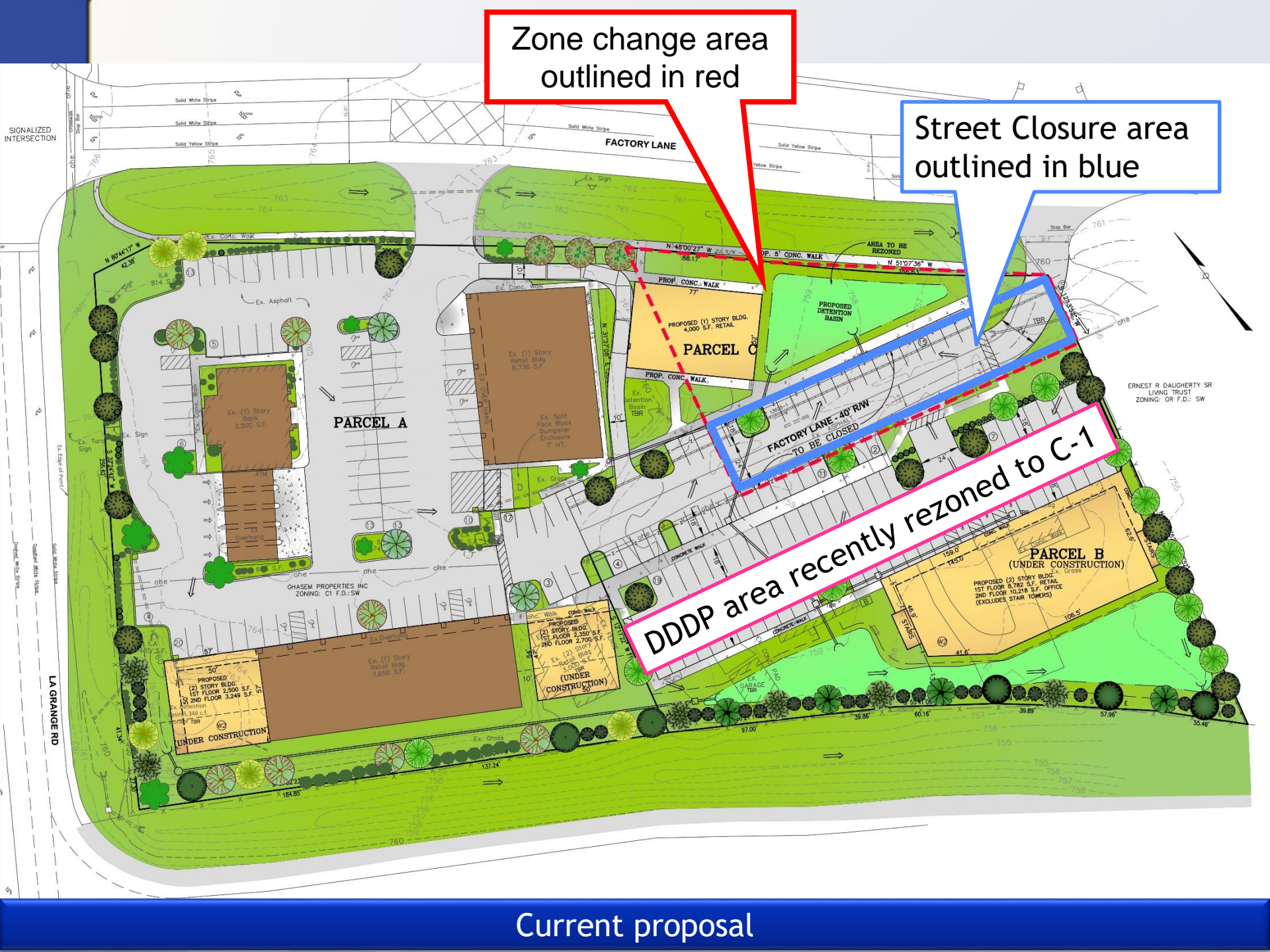
Proposed Plan



Zone change area outlined in red

Street Closure area outlined in blue

DDDP area recently rezoned to C-1



Current proposal

Public Meetings

- Neighborhood Meeting held on 6/25/2019
 - Five people attended the meeting.
- LD&T meeting on 9/12/2019
- Planning Commission public hearing on 10/17/2019
 - No one spoke in opposition.
 - The Commission recommended approval of the zoning map amendment from R-4 to C-1 by a vote of 5-0 (four members were not present).