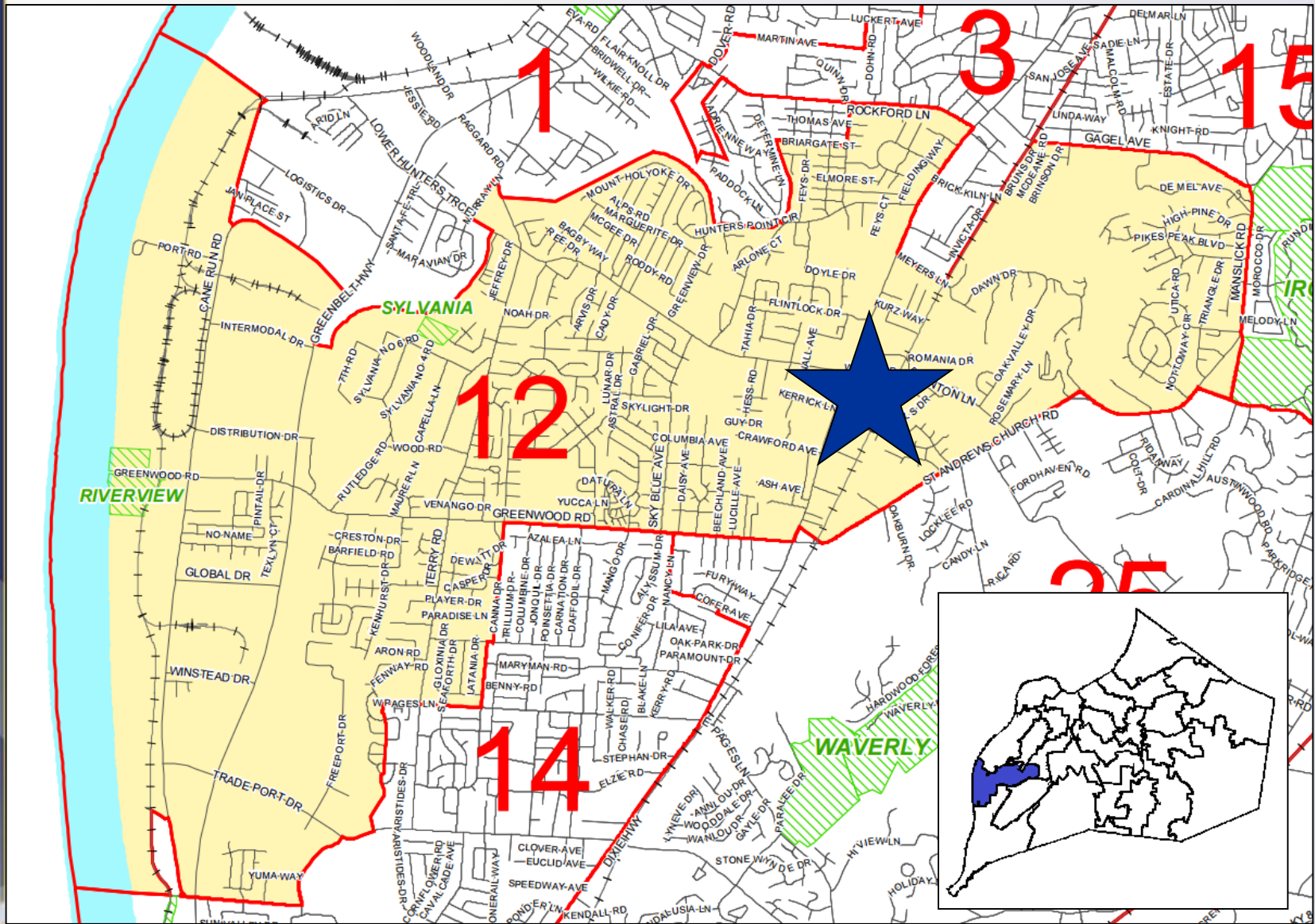


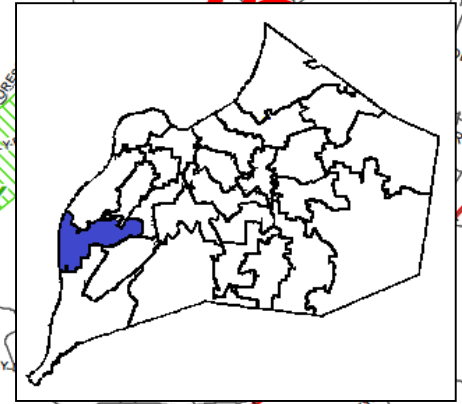
19-ZONE-0088
DIXIE HYUNDAI

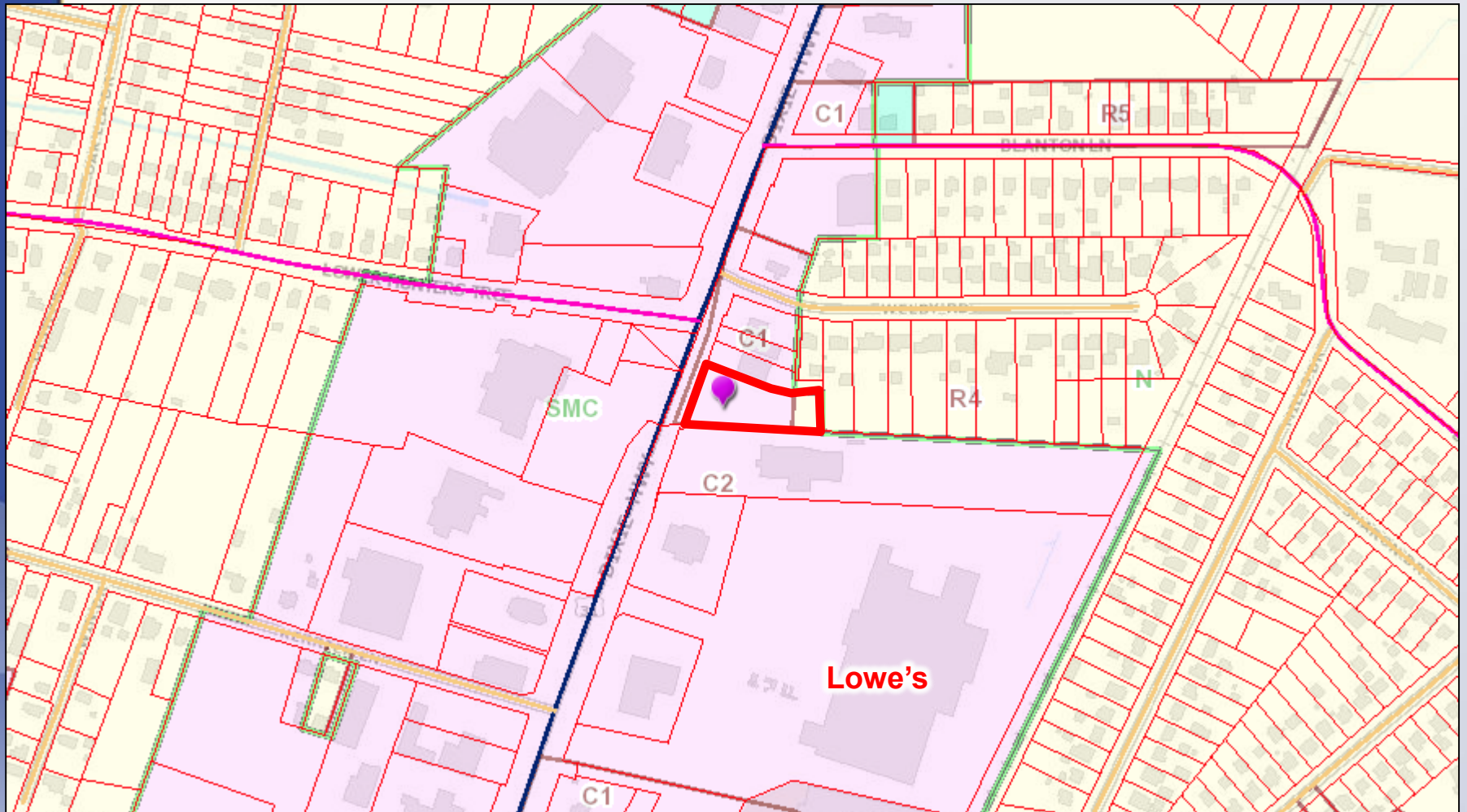


Planning & Zoning Committee
June 16, 2020

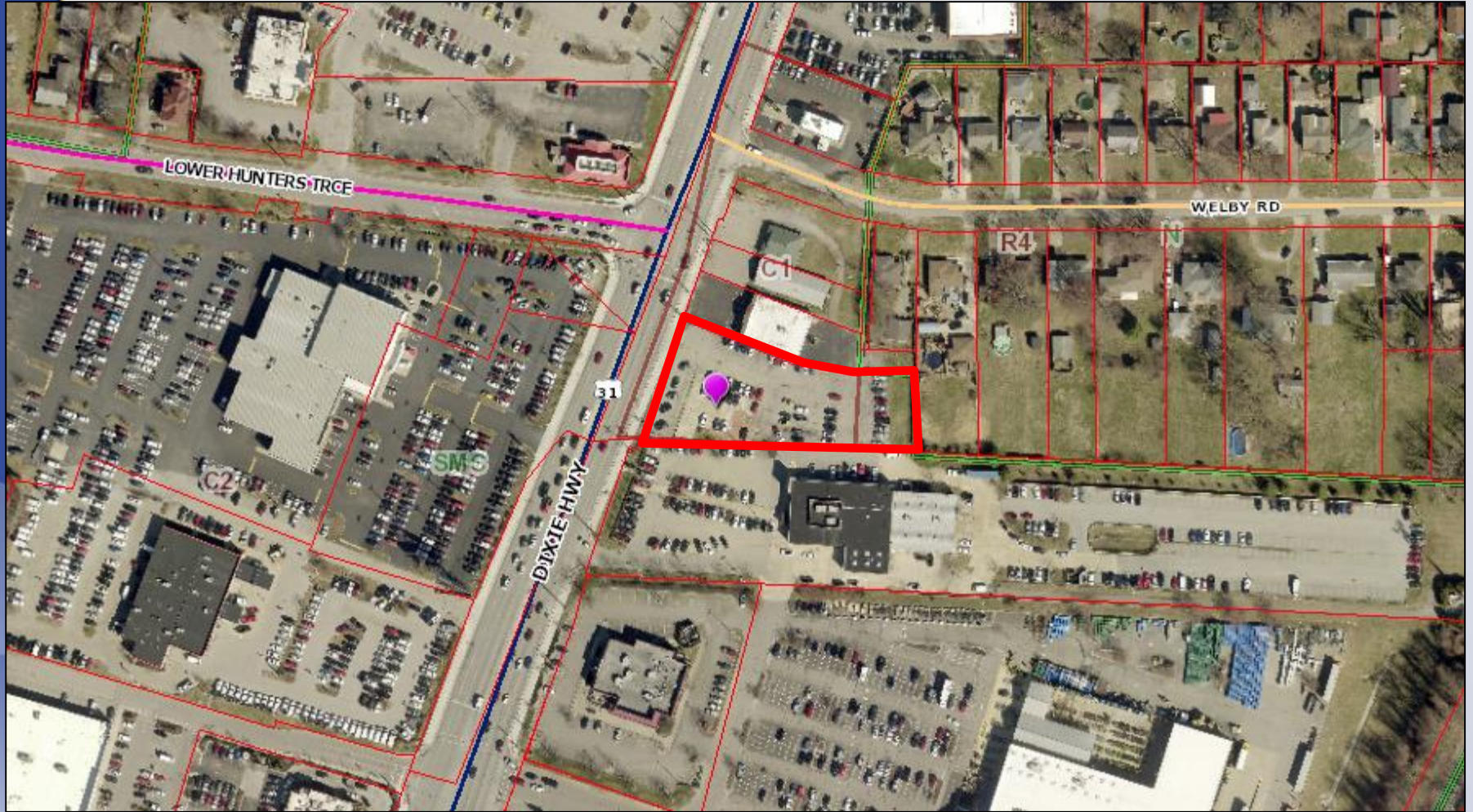


6517 Dixie Highway
 District 12 - Rick Blackwell





Existing: R-4 & C-1/SMC
Proposed: C-2/SMC



Existing: Commercial/Parking
Proposed: Car Sales

Requests

- Change in zoning from R-4 & C-1 to C-2 on 0.88 acre
- Waiver of Land Development Code Section 10.2 to reduce the vehicle use area landscape buffer along Dixie Highway as shown on the development plan
- Revised Detailed & Detailed District Development Plan

Case Summary

- An existing automobile dealership at 6633 Dixie Highway is requesting to expand their operations to the north
- No structures are proposed and the current surface lot for auto display will be improved in a manner consistent with the dealership present to the south.

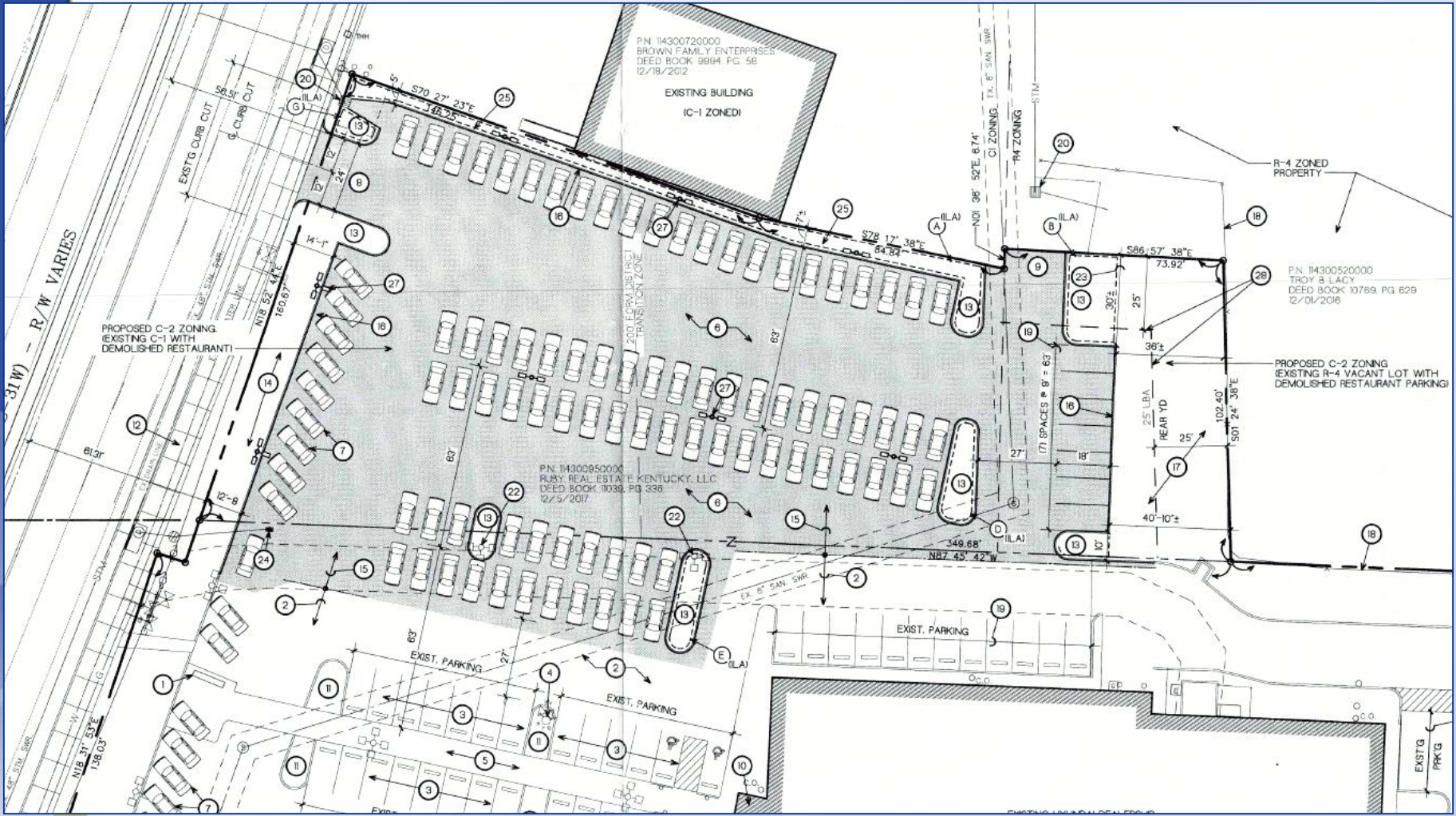
Site Photos-Site Context



Site Photos-Site Context



Applicant's Development Plan



Public Meetings

- Neighborhood Meeting held on 5/17/2019
 - Two people attended the meeting.
- LD&T meeting on 1/30/2020
- Planning Commission public hearing on 3/5/2020
 - No one spoke in opposition.
 - The Commission recommended approval of the zoning map amendment from R-4 and C-1 to C-2 by a vote of 7-0 (two members were absent).