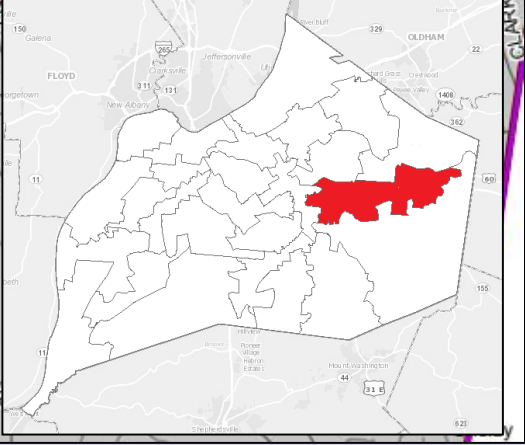
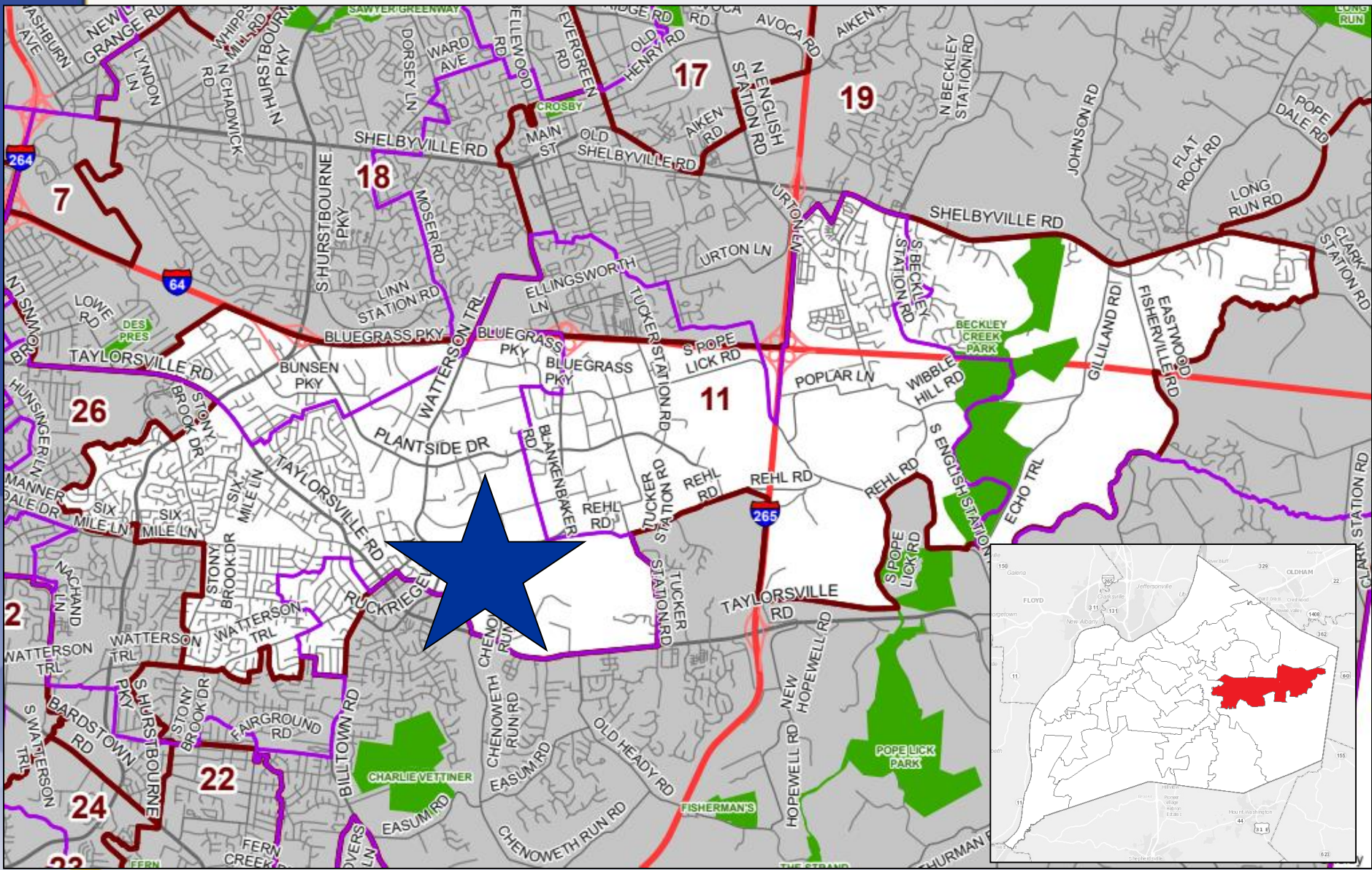


**20-ZONE-0061**

**BLANKENBAKER ACCESS DRIVE**



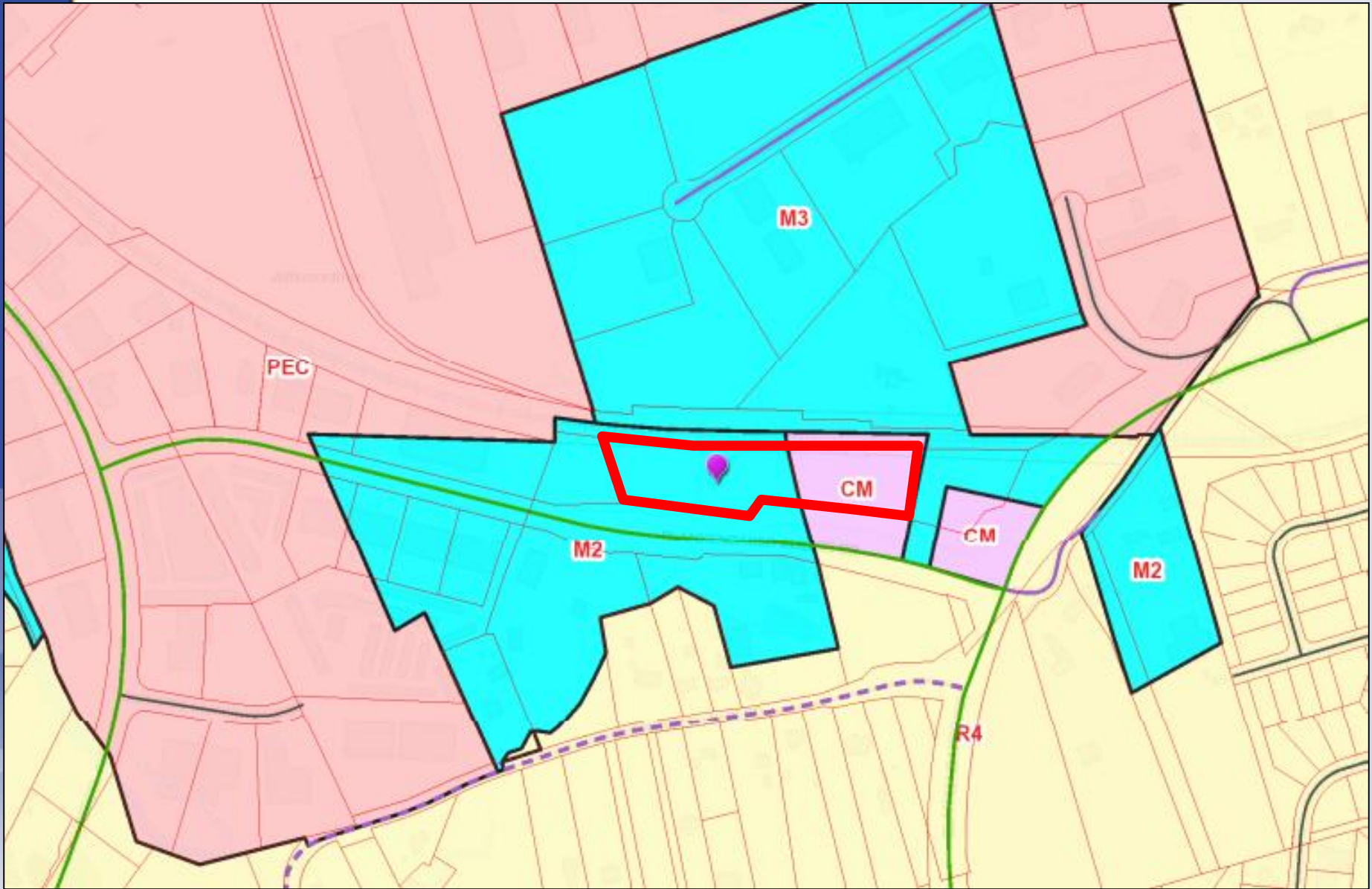
**Planning & Zoning Committee**  
**February 8, 2022**



**11651 & 11661 Blankenbaker Access Drive  
District 11 - Kevin Kramer**

**20-ZONE-0061**





# Requests

- **Change in Zoning** from C-M Commercial Manufacturing and M-2 Industrial to M-2 Industrial (1.45 acres)
- **Variance** from 5.3.4.D.3.a to permit non-residential structures to encroach into the required front yard setback (required 25', requested 10', variance of 15') (20-VARIANCE-0083)
- **Waiver** from 5.6.1.B.1 to waive the animating feature design requirements for façades facing a public street (21-WAIVER-0149)
- **Revised Detailed District Development Plan with Binding Elements**

# Case Summary

- Site is currently undeveloped
- Partially M-2 (9-69-01) and partially C-M (12369)
- Proposal for RV and boat storage facility

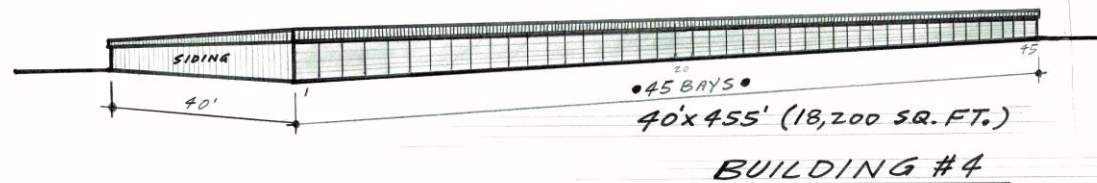
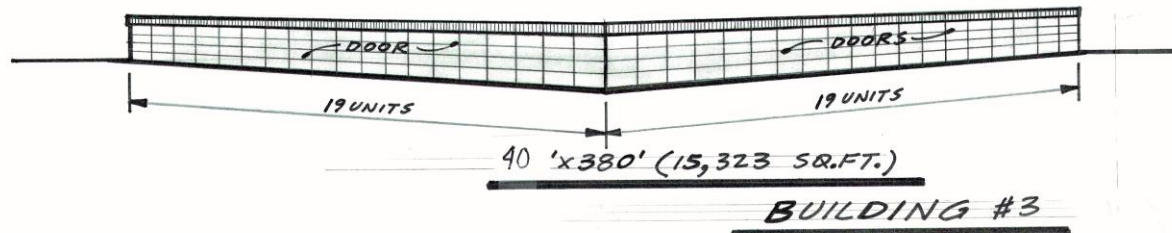
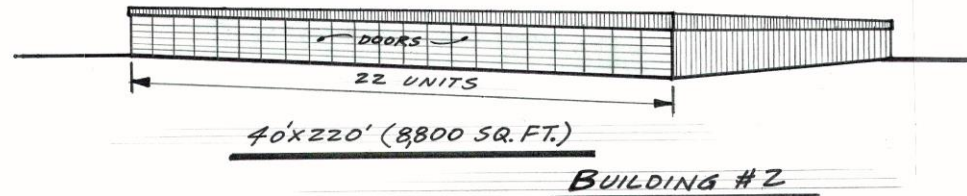
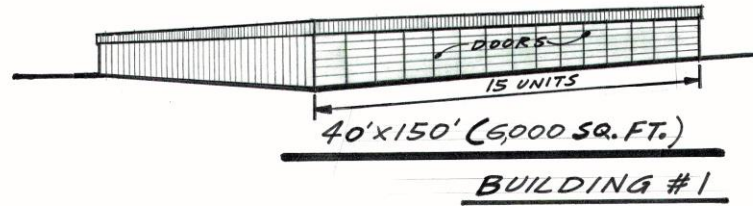
# Applicant's Development Plan



# Elevations

DON UNDERWOOD DESIGN  
CUSTOM HOME & ADDITION PLANS  
OVER 4000 EXISTING PLANS  
RESIDENTIAL • COMMERCIAL  
502-893-6600

BUILDING HEIGHTS: 20' MAX





# Public Meetings

- Neighborhood Meeting held 6/30/2020
- LD&T meeting on 11/11/2021
- Planning Commission public hearing on 12/16/2021
  - No one spoke in opposition.
  - Motion to recommend approval of the change in zoning from C-M to M-2 by a vote of 8-0.