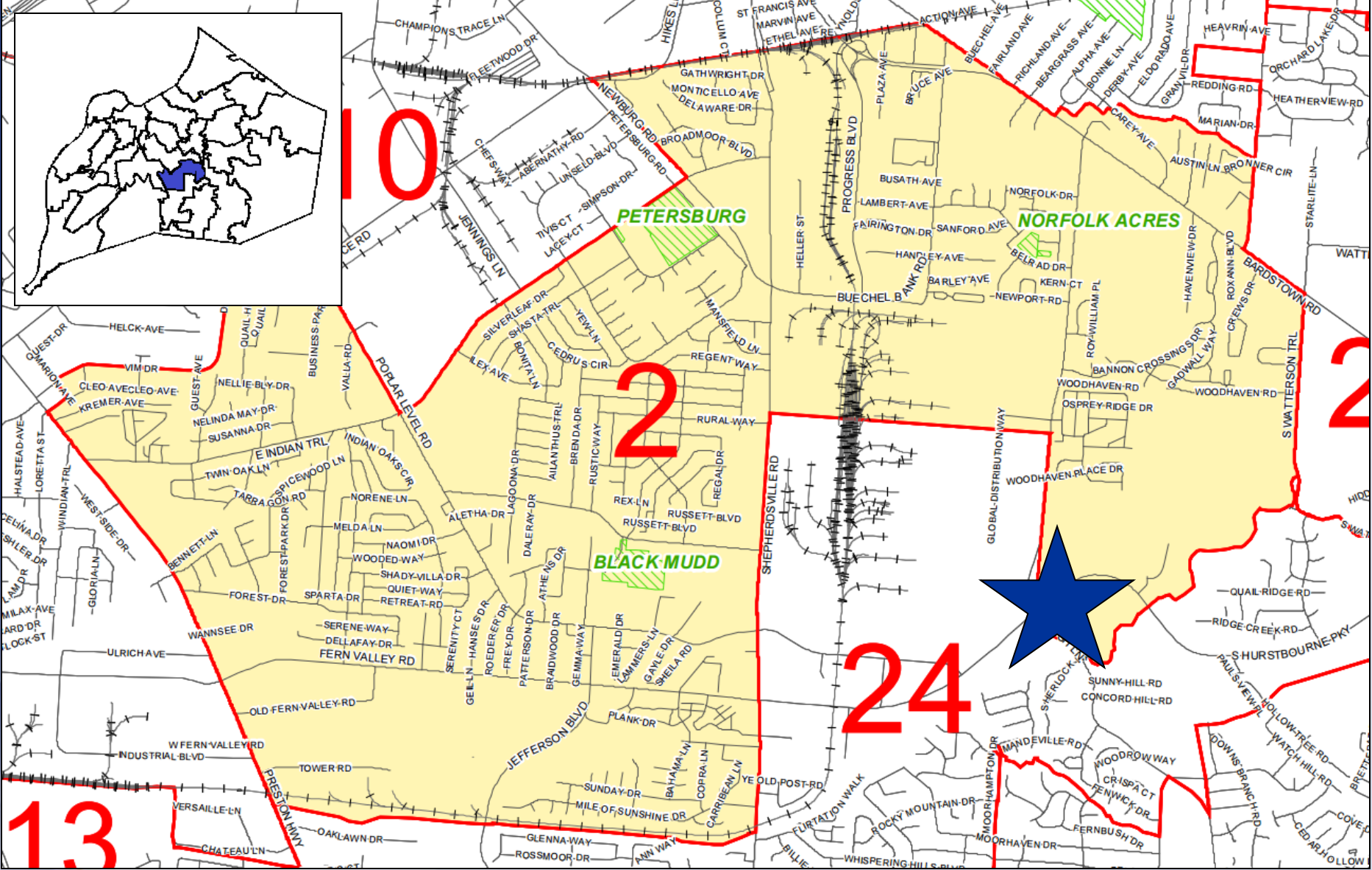


# 17ZONE1039 CROSSROADS IGA

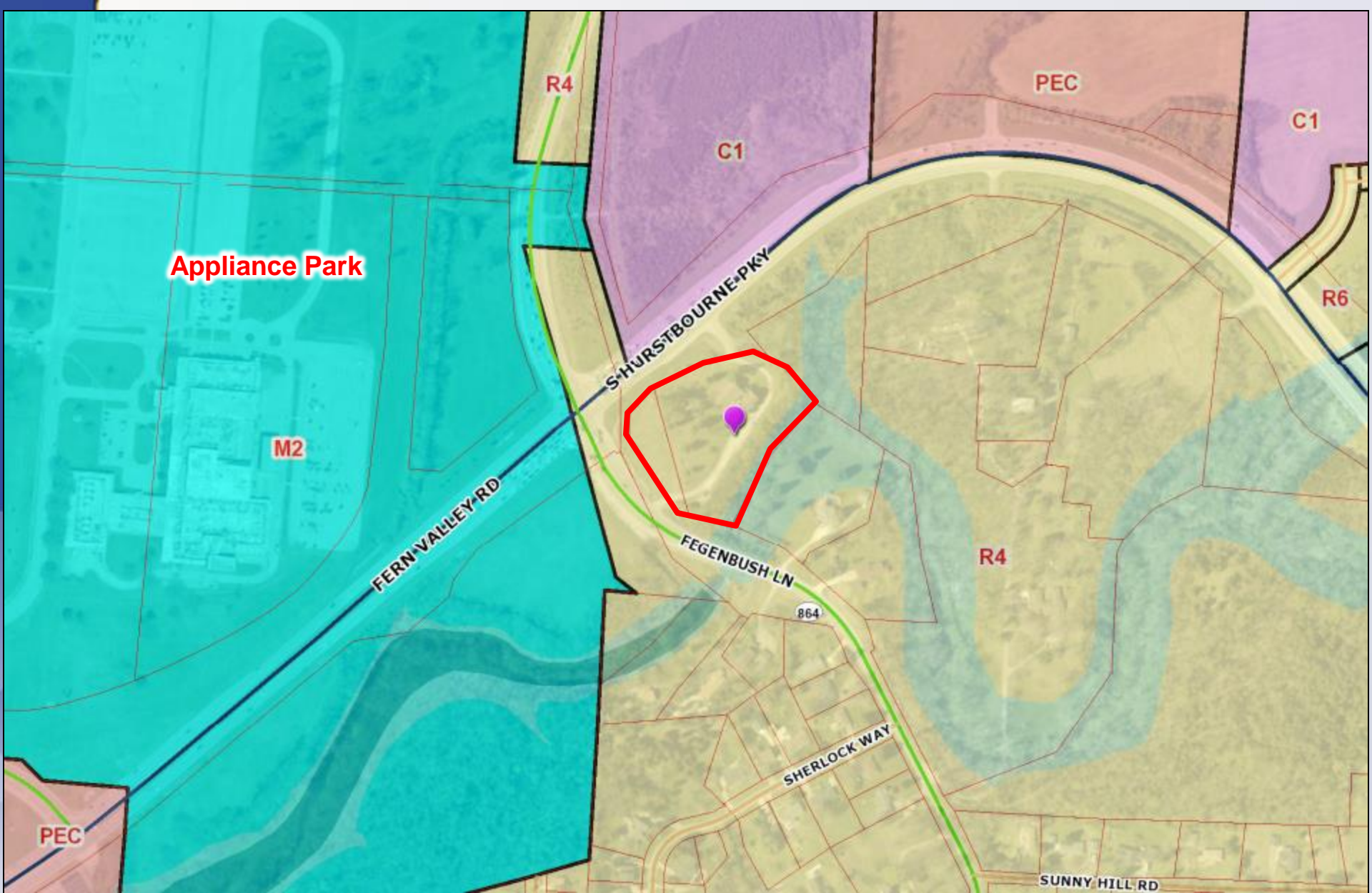


**Planning, Zoning & Annexation Committee**  
**May 1, 2018**



6101 Fegenbush Lane  
 District 2 - Barbara Shanklin

17ZONE1039





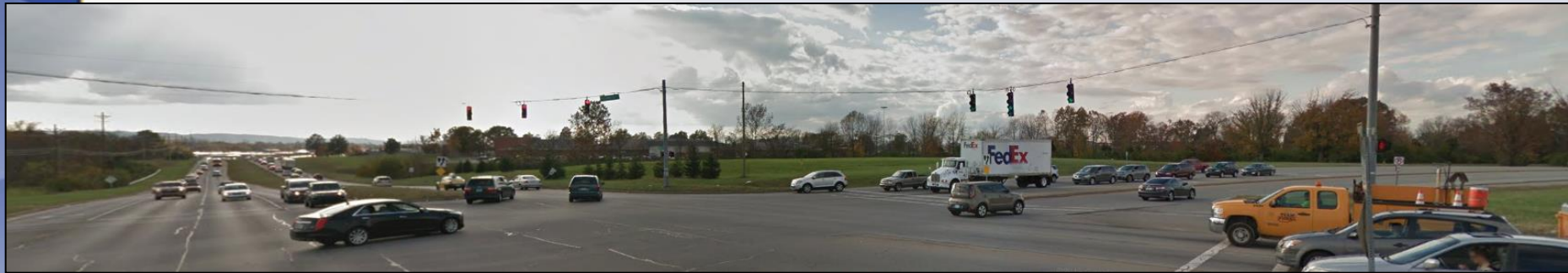
# Request(s)

- Change-in-Zoning from R-4, Single-Family Residential to C-1, Commercial
- Variance of Land Development Code (LDC), section 4.8.3 to encroach upon the 100' stream buffer
- Waiver of LDC, section 5.6.1.C to reduce the requirement to have 50% of wall surfaces at street level consist of clear windows and doors
- Waiver of LDC 5.8.1.B to not provide a sidewalk along the frontage south of the Fegenbush Lane Entrance
- Detailed District Development Plan

# Case Summary

- Convenience grocery store with drive-through restaurant and gasoline pump islands with canopy.

# Site Photos



# Site Photos-Subject Property





# Site Photos-Subject Property



# Site Photos-Subject Property





# Applicant's Renderings



1 EXTERIOR BUILDING COLOR ELEVATION - GROCERY ENTRANCE  
1/8" = 1'-0"



2 EXTERIOR BUILDING COLOR ELEVATION - DRIVE-THRU  
1/8" = 1'-0"



4 EXTERIOR BUILDING COLOR ELEVATION - SERVICE / LOADING  
1/8" = 1'-0"



3 EXTERIOR BUILDING COLOR ELEVATION - GAS ENTRANCE  
1/8" = 1'-0"

# Public Meetings

- Neighborhood Meeting on 9/6/2017
  - Conducted by the applicant, 5 people attended the meeting
- LD&T meeting on 2/22/2018
- Planning Commission public hearing on 3/29/2018
  - No one spoke in opposition.
  - The Commission recommended approval of the change in zoning from R-4 to C-1 with a vote of 5-1 (four members were not present).