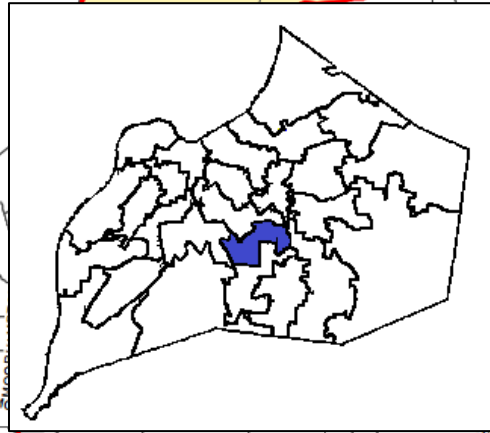
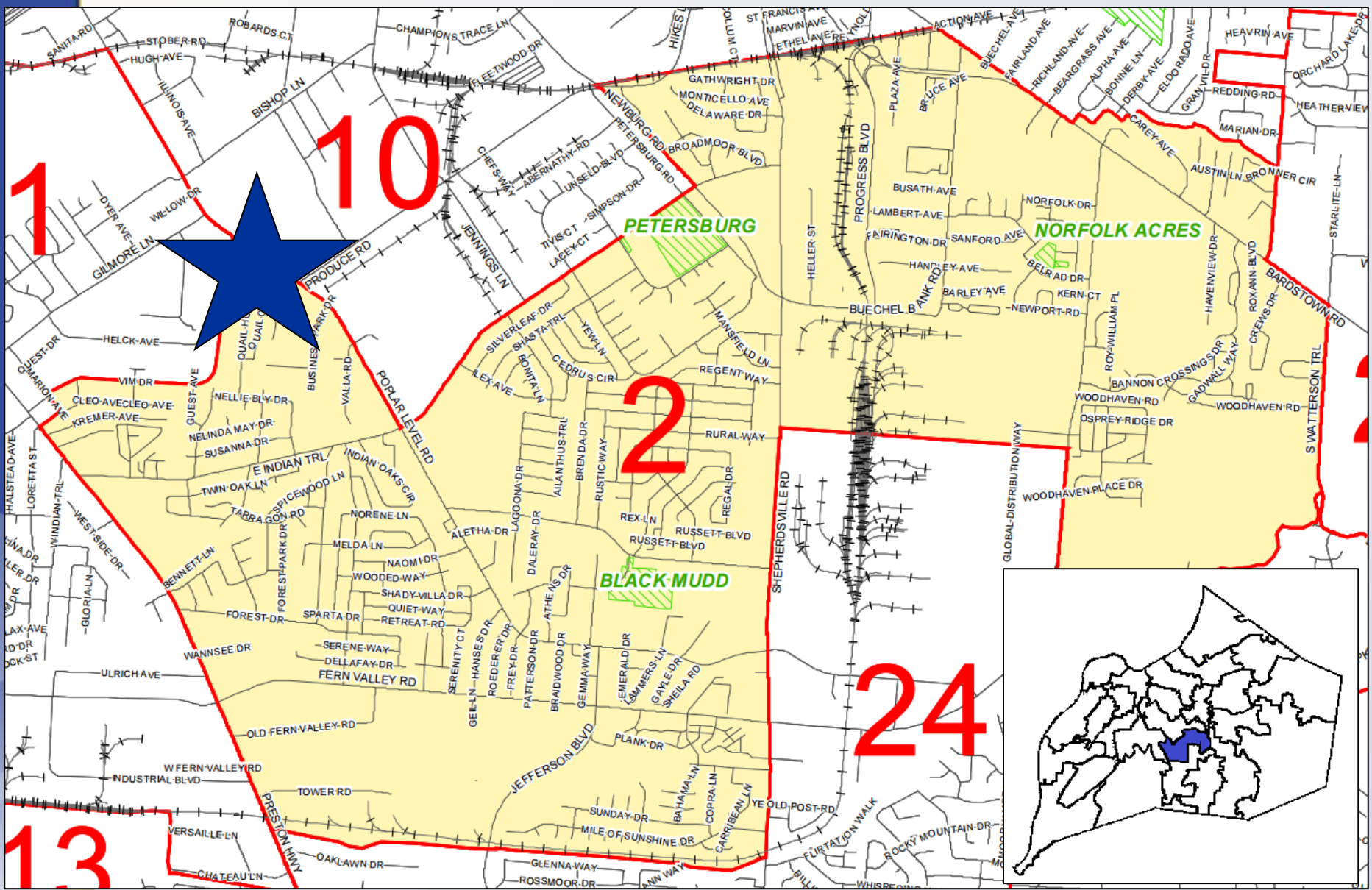


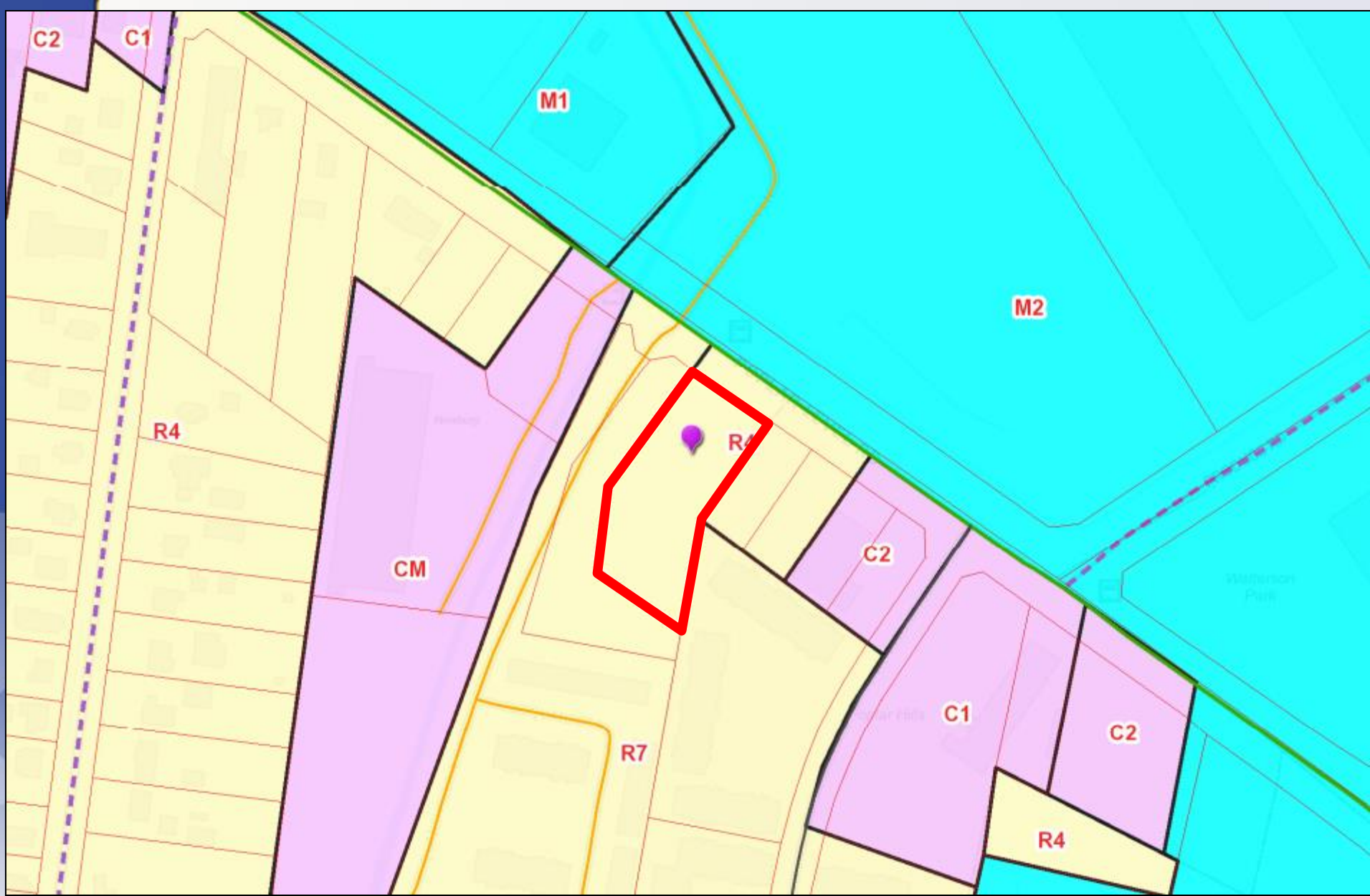
21-ZONE-0058
POPLAR LEVEL
CONTRACTORS SHOPS



Planning & Zoning Committee
October 19, 2021







Requests

- Change in Zoning from R-4 to C-2 (1 acre)
- Waiver from Table 10.2.3 to permit encroachment into the required property perimeter LBA by 25 feet
- Variances
 - From Table 5.3.2 to encroach into the required setback on the west (variance of 20 feet)
 - From Table 5.3.2 to encroach into the required setback on the east (variance of 40 feet)
- Detailed District Development Plan with Binding Elements

Case Summary

- Undeveloped parcel
- Proposed 9,715 sf building with office and flexible contractor space
- Commercial and residential to the south, Industrial to the north

Applicant's Development Plan



Public Meetings

- Neighborhood Meeting held 4/15/2021
- LD&T meeting on 8/26/2021
- Planning Commission public hearing on 9/16/2021
 - No one spoke in opposition.
 - Motion to recommend approval of the change in zoning from R-4 to C-2 by a vote of 9-0.