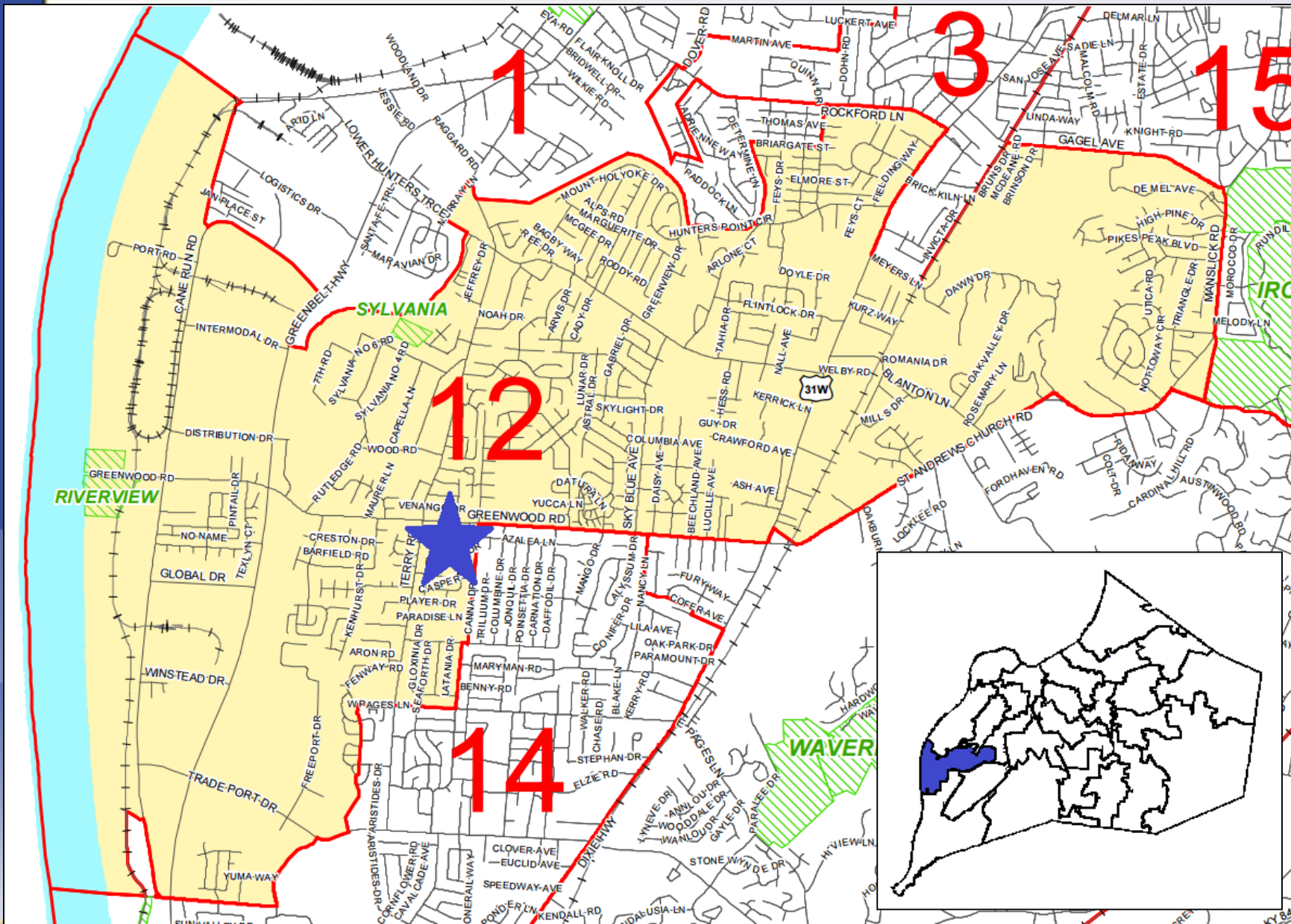


16ZONE1033

Greenwood Plaza



Planning/Zoning, Land Design & Development
January 31, 2017

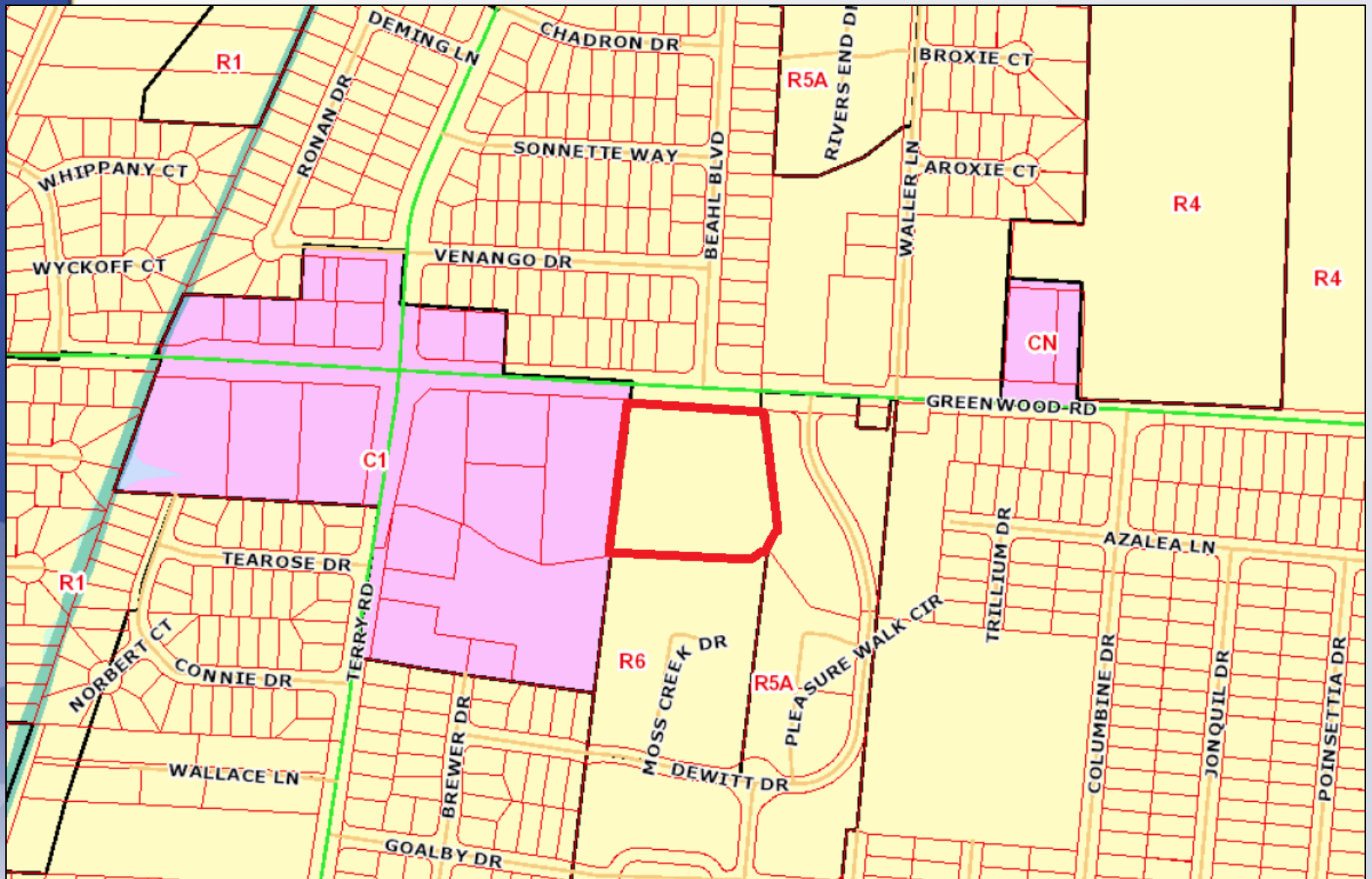


Request(s)

- Change in zoning from R-4 to C-1 on 4.67 acres
- Detailed Development Plan
 - Waiver of LDC Sec. 10.2.4.B to allow the property perimeter landscape buffer area along the south and east lines of the subject property to encroach 100% into an existing drainage easement

Case Summary / Background

- New shopping center with retail and two drive-through restaurants
- Extension of commercial to west
- Single- and multi-family zoning nearby, some vacant
- Large drainage easement along east and south



Adjacent Properties:

North: R-4/N South: R-6/N
 East: R-5A/N West: C-1/N

Aerial Photo/Land Use

Subject Property:

- Existing: Single-family residential
- Proposed: Retail / Drive-thru restaurants

Adjacent Properties:

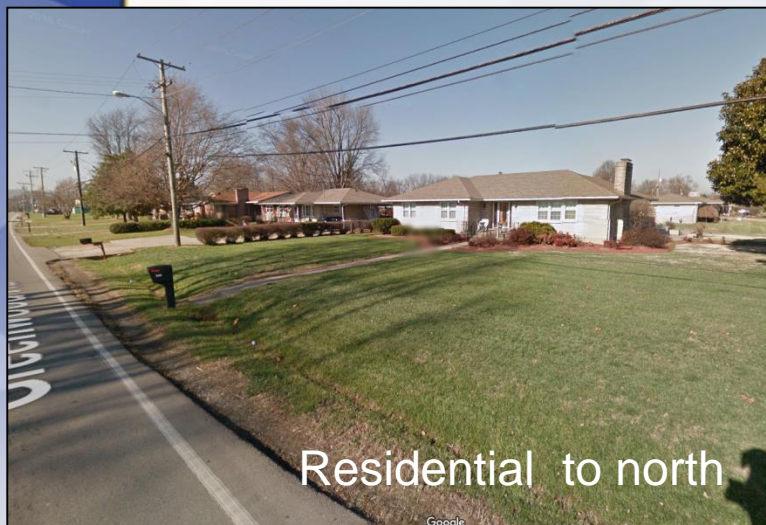
- North: Single-family residential
- South: Undeveloped
- East: Multi-family residential
- West: Bank
- Southwest: Grocery store

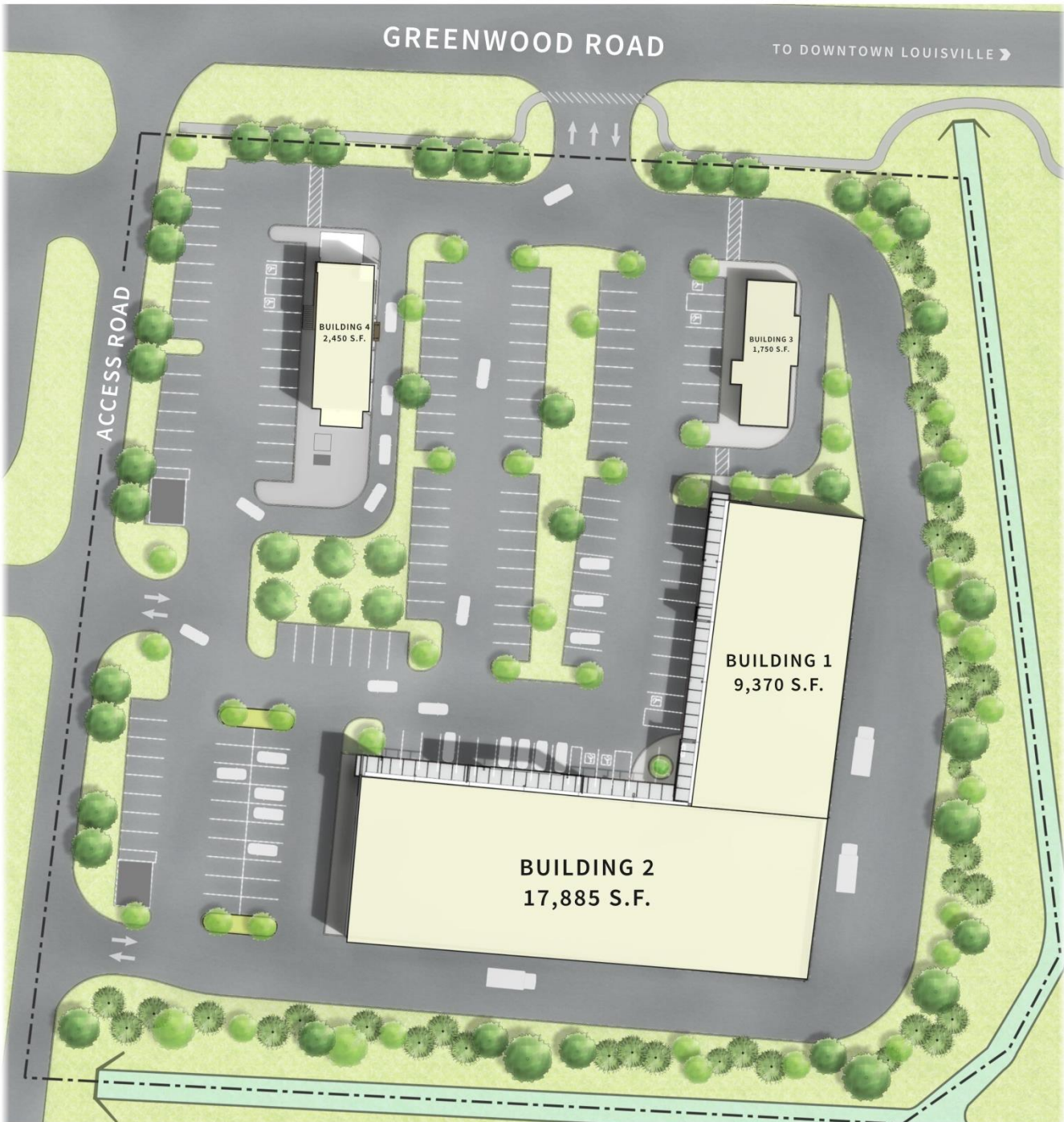


Site Photos-Subject Property



Site Photos-Surrounding Areas





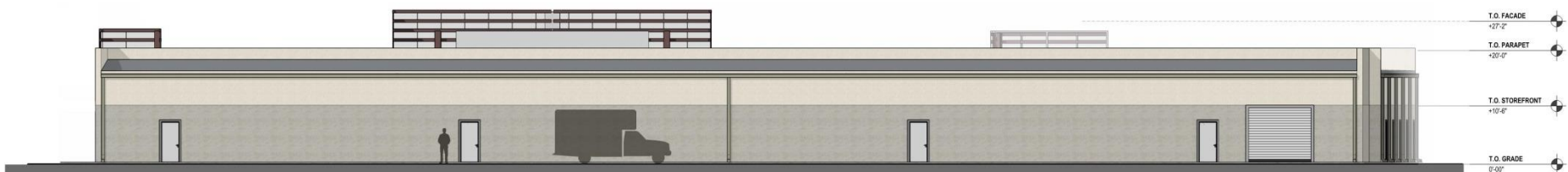
ISSUED FOR REVIEW 12/08/16



NORTH ELEVATION - BUILDINGS "1 & 2"



EAST ELEVATION - BUILDINGS "1 & 2"



SOUTH ELEVATION - BUILDINGS "1 & 2"



WEST ELEVATION - BUILDINGS "1 & 2"

PC Recommendation

- Public Hearing was held on 12/15/2016
 - Two people spoke in opposition.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission recommended approval of the zoning map amendment from R-4 to C-1 by a vote of 9-0 (9 members voted)