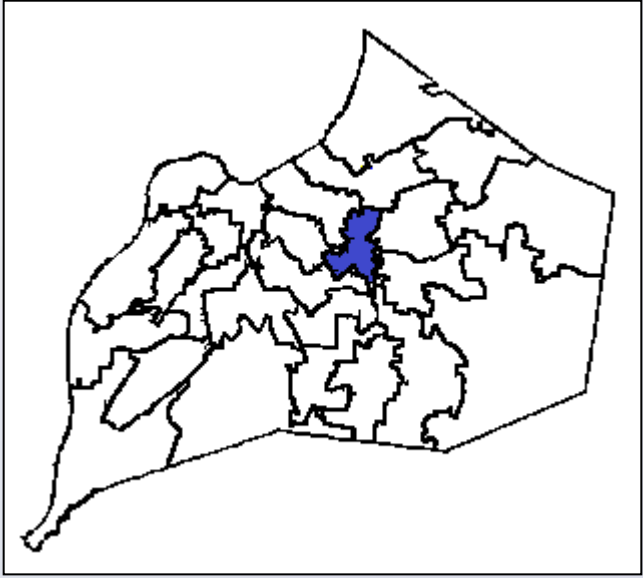
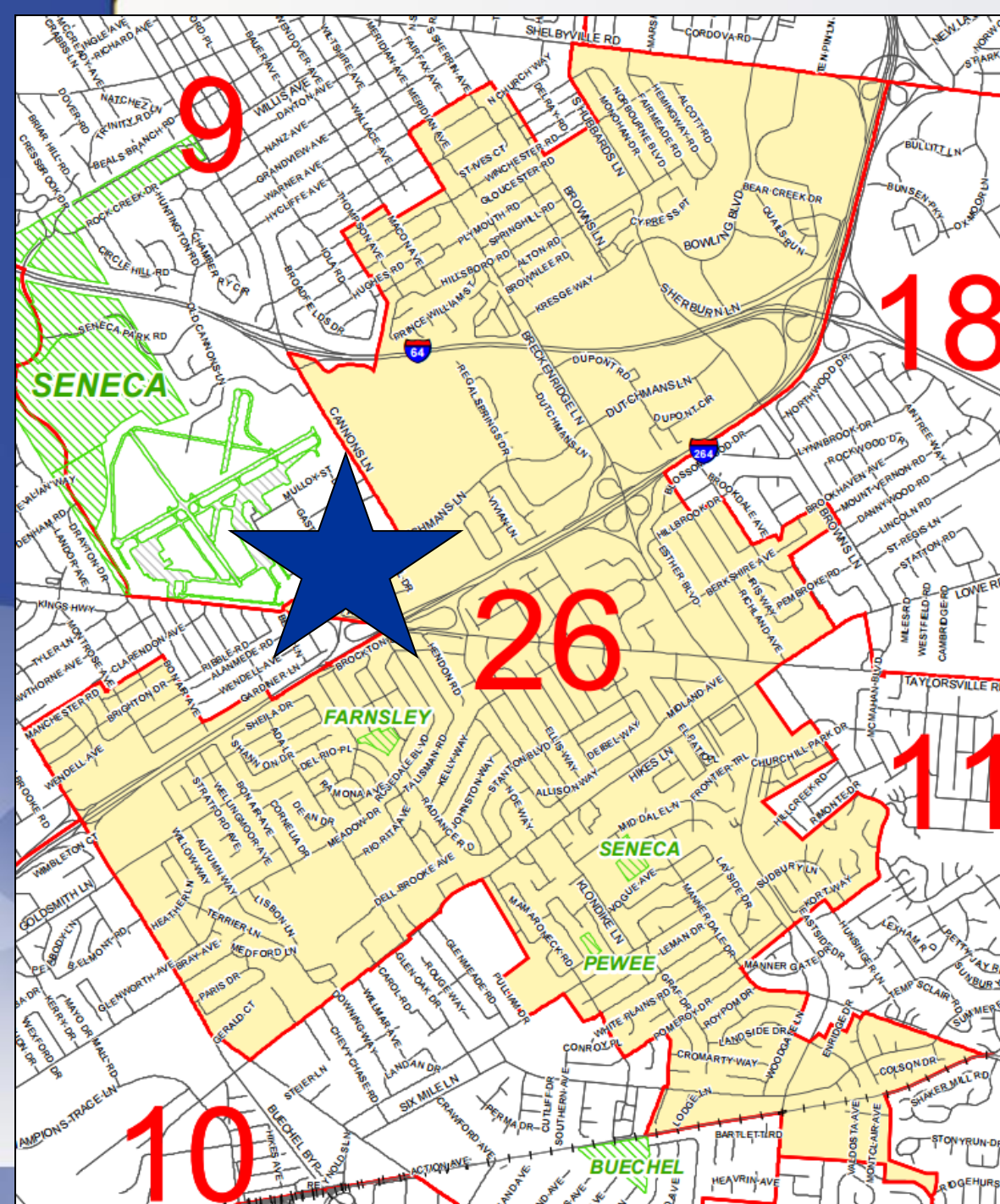


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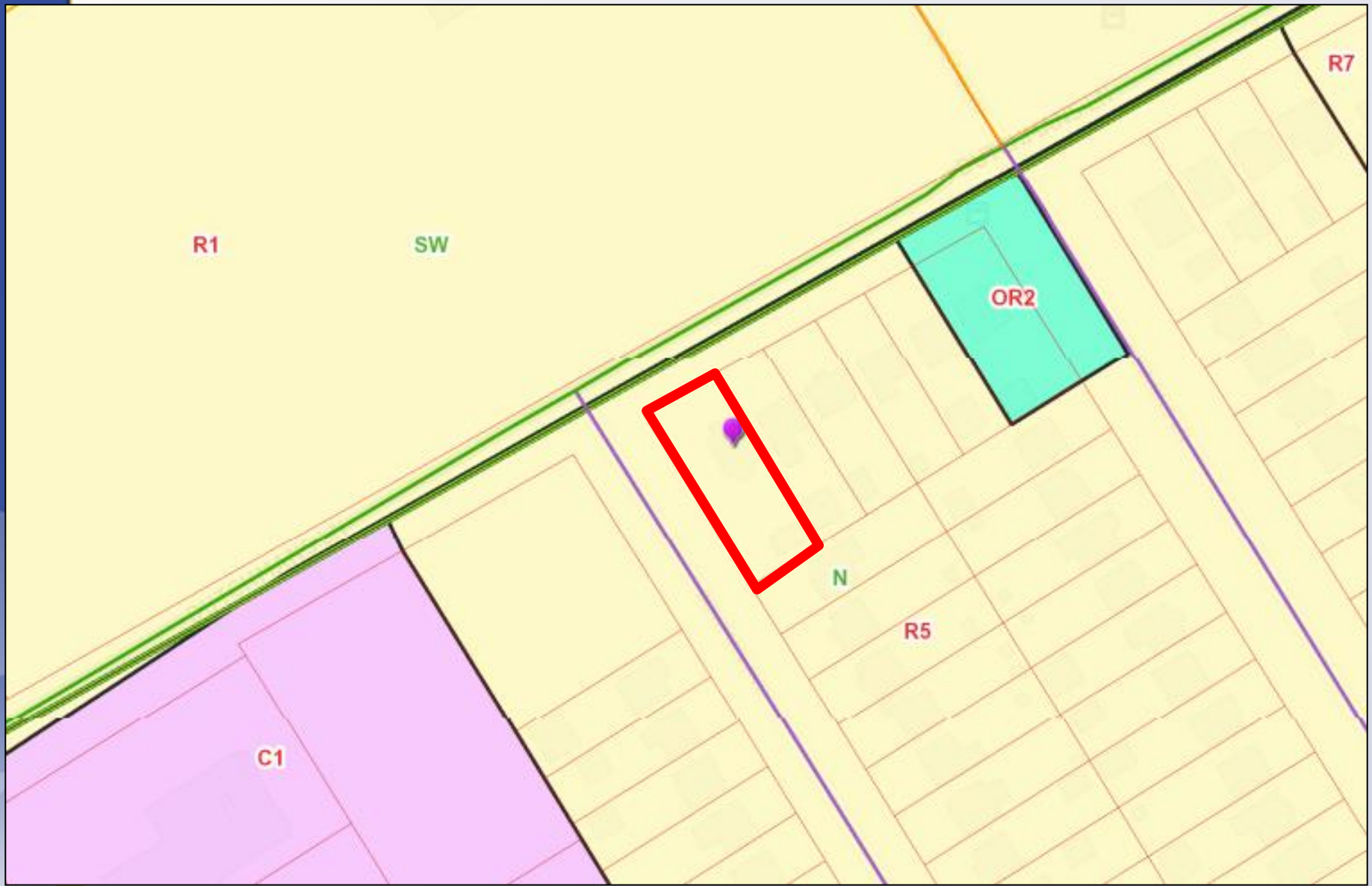


Planning & Zoning Committee
June 1, 2021



**3506 Dutchmans Lane
District 26 - Brent Ackerson**





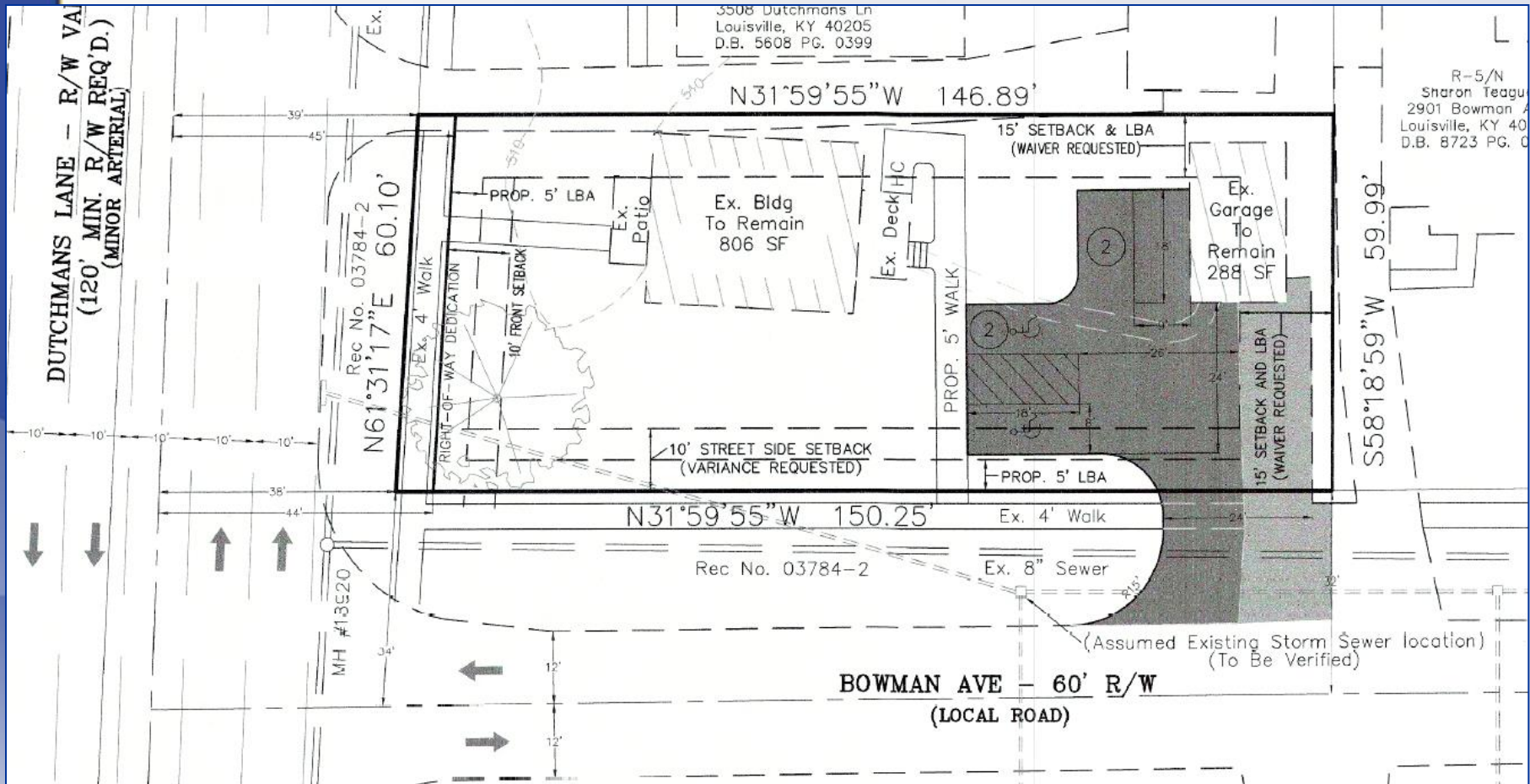
Requests

- **Change-in-Zoning** from R-5 single-family to OR office-residential
- **Variances** from Land Development Code (LDC) Section 5.3.2 to reduce the street side setback from 10' to 5' and the rear setback from 15' to 3'
- **Waiver** of LDC Section 10.2.4 to reduce the Landscape Buffer Area (LBA) where existing structures are present and to omit the screening requirement in areas of encroachment only
- **Waiver** of LDC Section 10.2.4 to reduce the LBA along the rear property line
- **Detailed District Development Plan**

Summary

- Convert existing single-family structure into an office (no changes proposed)
- Access to the site comes from Bowman Avenue
- New parking area (four spaces)

Proposed Plan



Public Meetings

- Neighborhood Meeting held 10/20/2020
- LD&T meeting on 3/25/2021
- Planning Commission public hearing on 4/15/2021
 - No one spoke in opposition.
 - Motion to recommend approval of the change in zoning from R-5 to OR passed by a vote of 8-0.