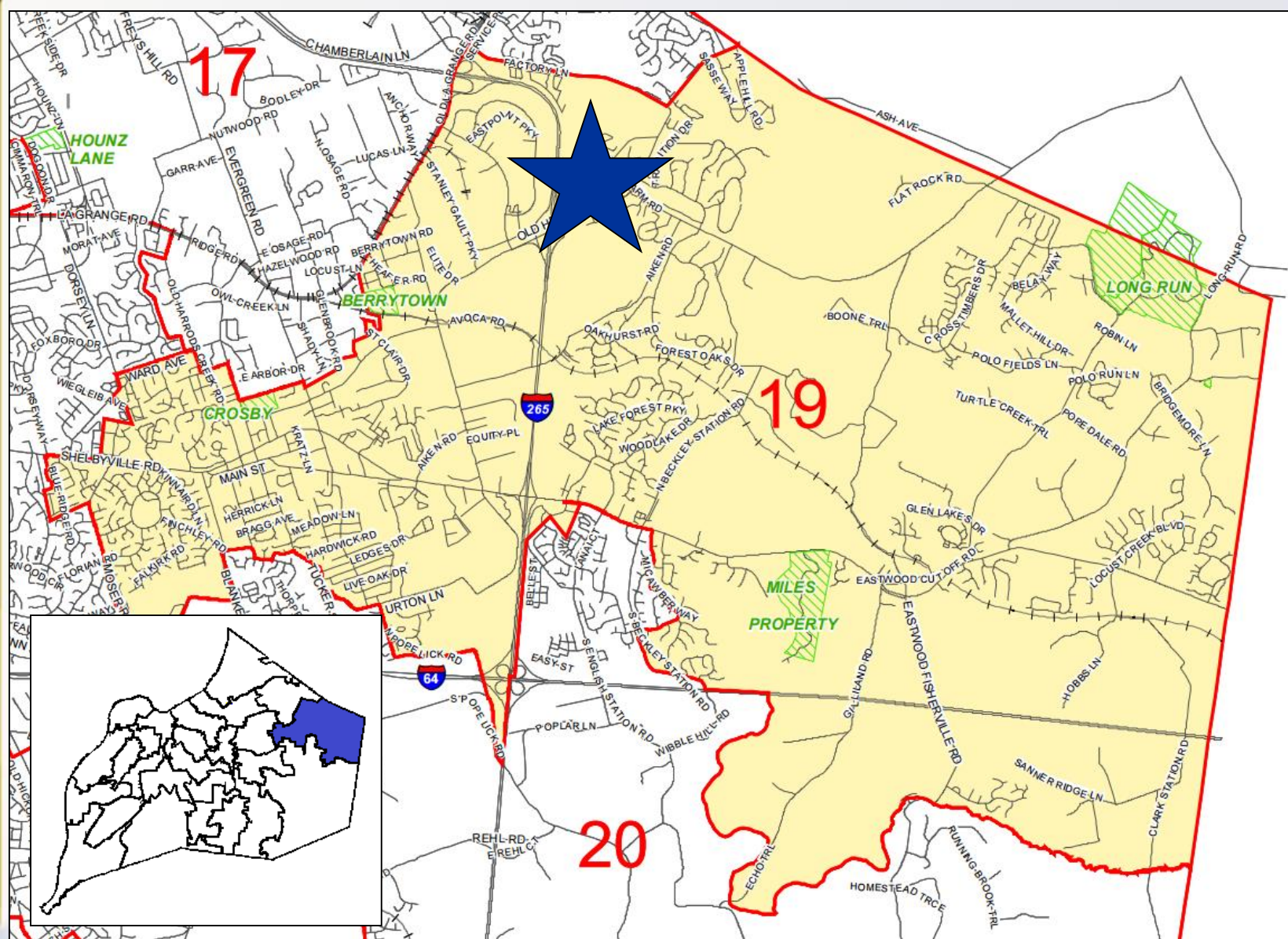


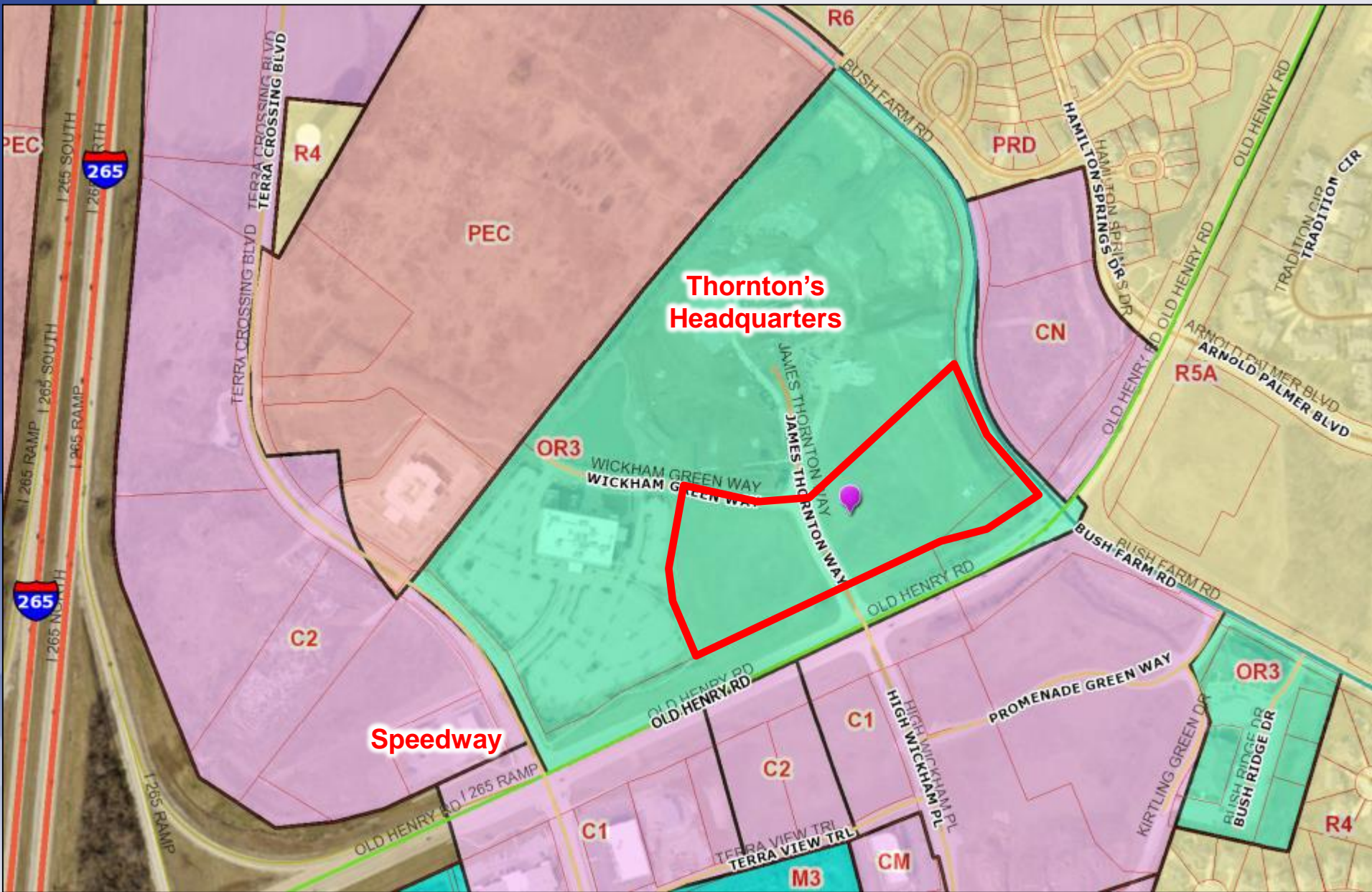
**18ZONE1055**  
**BLUESTONE DIVERSIFIED**  
**INVESTMENTS, LLC**



**Planning & Zoning Committee**  
**June 18, 2019**



13811 Wickham Green Way, 13820 Old Henry  
 Road, 2600 James Thornton Way &  
 2401 Terra Crossing Boulevard  
 District 19 - Anthony Piagentini



**Thornton's  
Headquarters**

**Speedway**



# Requests

- **Change-in-Zoning** from OR-3 Office-Residential to C-2 Commercial on 8.1 acres
- **Variance** from Land Development Code (LDC) Section 8.3.3B.10.a.i to allow for a sign area variance of 60 sq. ft. from 150 sq. ft. to 210 sq. ft.
- **Waiver** of LDC Section 10.2.10 to omit the VUA LBA along James Thornton and Wickham Green Way
- **Revised General/Detailed District Development Plan**

# Case Summary

- Mixed use development- hotel, restaurants, bank, retail, and coffee shop (88,095 sf total)
- Parking and access will be shared amongst the users and primary access will be obtained from the entrance at Old Henry Road and James Thornton Way
- The developer will provide a 3' screen in the areas of encroachment adjacent to VUA, trees will be provided in all ILA that converges within the LBA, and trees will be planted between the proposed building on Tract 2 and James Thornton Way.
- Portions of the site on the west side of James Thornton Way had been approved for an assisted living community in 2013, while the remainder has not been proposed for development since the initial change in zoning under docket 9-99-98

# Site Photos-Subject Property







# Public Meetings

- Neighborhood Meeting on 7/31/2018
  - Conducted by the applicant (39 people attended).
- LD&T meeting on 3/14/2019
- Planning Commission public hearing on 4/18/2019
  - No one spoke in opposition.
  - The Commission recommended approval of the zoning map amendment from OR-3 to C-2 with a vote of 5-0 (five members were not present).