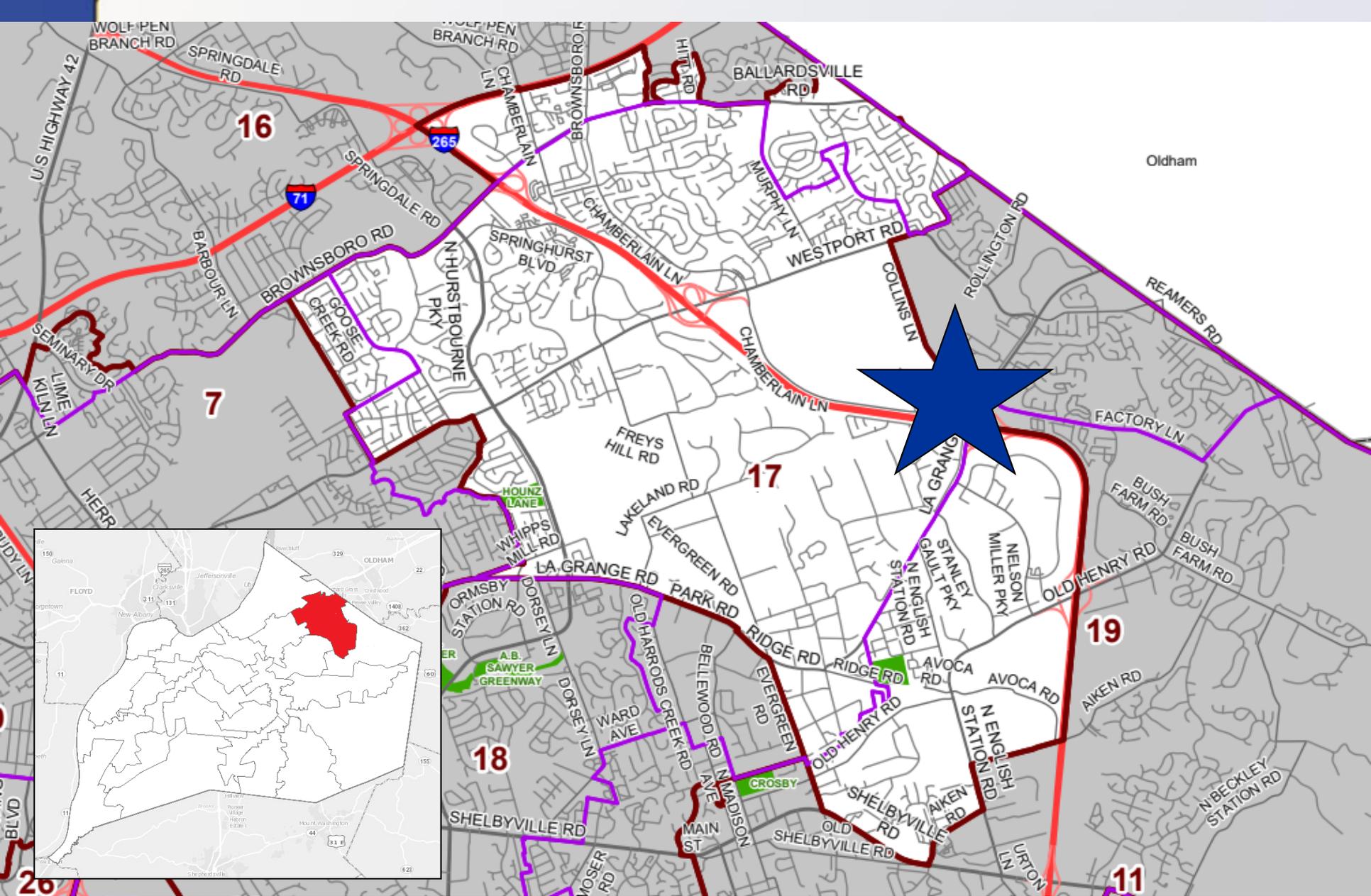


**22-ZONE-0018**  
**UAW CHAMBERLAIN AND**  
**COLLINS**



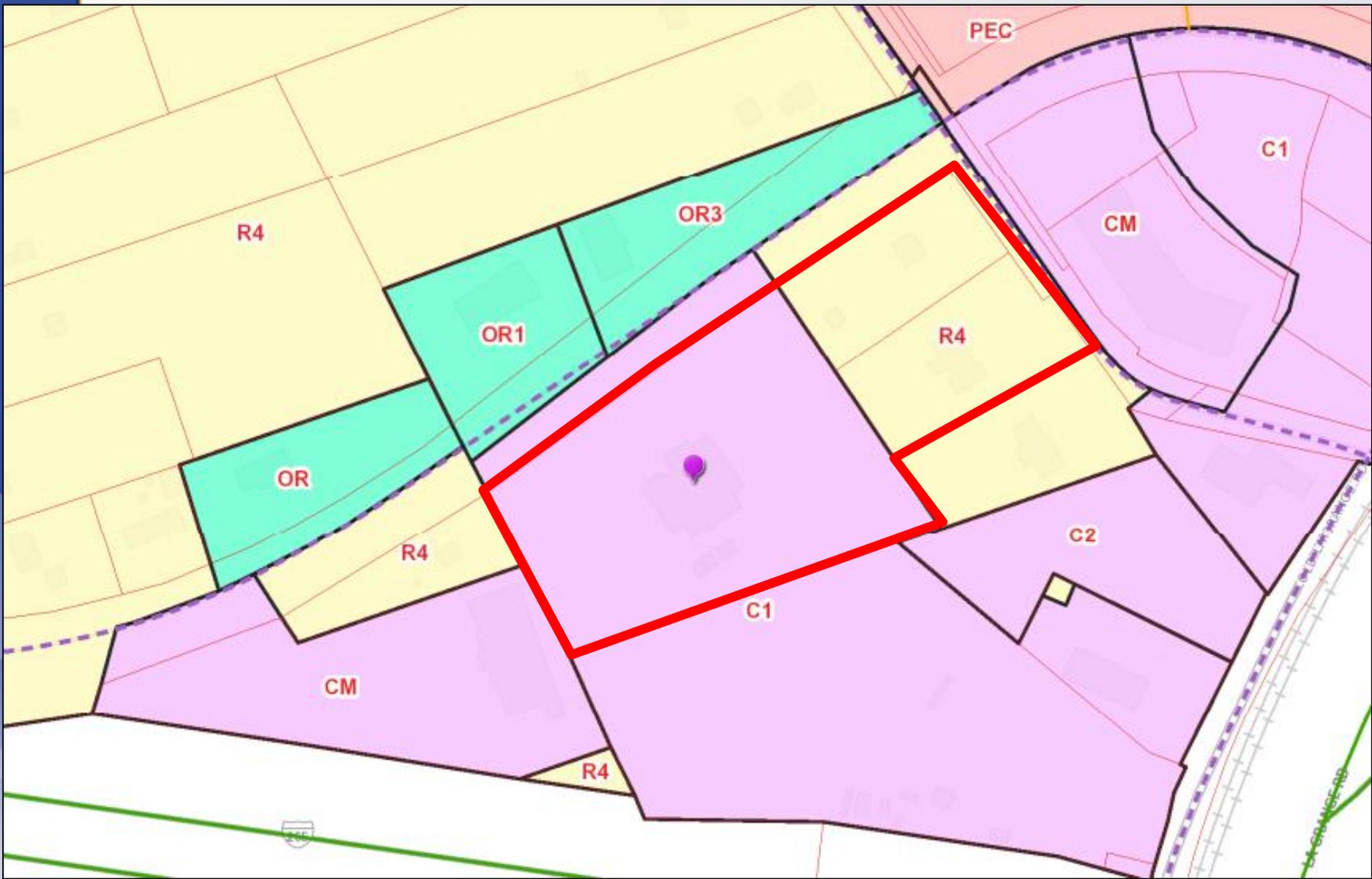
**Planning & Zoning Committee**  
**August 2, 2022**



3120 & 3200 Collins Lane, 2702 Chamberlain Lane  
 District 17 - Markus Winkler

22-ZONE-0018





# Requests

**Change in zoning** from R-4 Single Family Residential and C-1 Commercial to PEC Planned Employment Center

## Waivers

1. Land Development Code section 10.2.4 to encroach into the required 35-foot property perimeter Landscape Buffer Area adjacent to the R-4 Boone property as shown on the proposed development plan.
2. Land Development Code section 10.2.4.B.8 to reduce the 35-foot and the 15-foot property perimeter buffer along the western property line to 5 feet as shown on the proposed development plan.
3. Land Development Code section 5.5.4.B.1 to reduce the required 50-foot property perimeter buffer along the western property line to 5 feet.

**Detailed District Development Plan/ with Binding Elements**

# Project Summary

- The applicant is proposing to expand the existing United Auto Workers union hall and add additional outdoor storage space and parking.
- The subject site is located at the intersection of Collins Ln and Chamberlain Ln within the Suburban Workplace form district.
- The site is located west of the Gene Snyder freeway and is surrounded by a variety of office, industrial, residential and utility land uses. Access to the site is proposed from both Chamberlain Ln and Collins Ln.



# Subject Site – Collins Ln Entrance



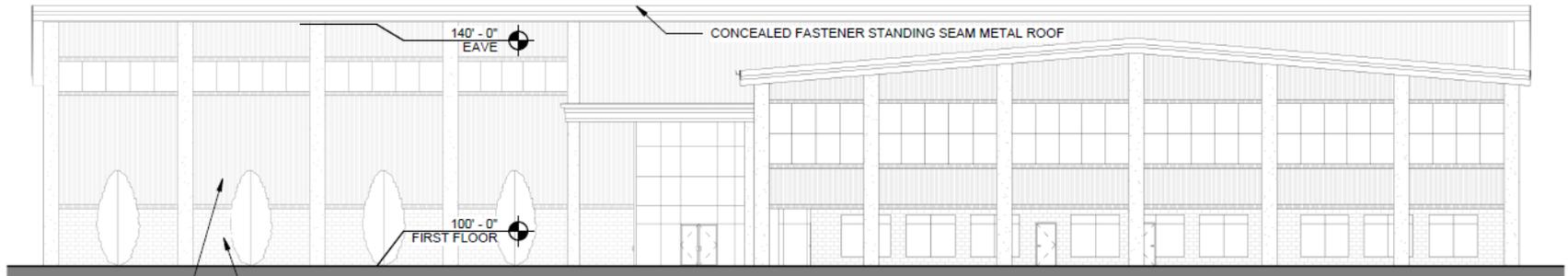
# Subject Site – From Intersection



# Subject Site – Chamberlain Side



# Elevations



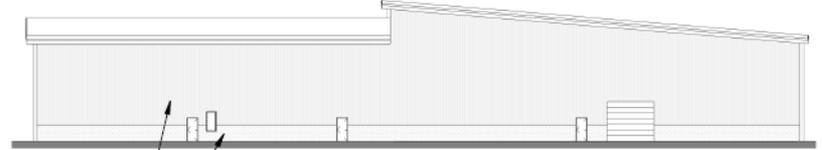
1 CHAMBERLAIN LN. STREET SIDE  
1/16" = 1'-0"



2 COLLINS LN. STREET SIDE  
1/16" = 1'-0"



3 NORTH ELEVATION  
1/32" = 1'-0"



4 EAST ELEVATION  
1/32" = 1'-0"

# Public Meetings

- Neighborhood Meeting on 6/21/2021
- LD&T meeting on 6/9/2022
- Planning Commission public hearing on 7/7/2022
  - No one spoke in opposition.
  - Motion to recommend approval of the change in zoning from R-4 to C-1 by a vote of 8-0.