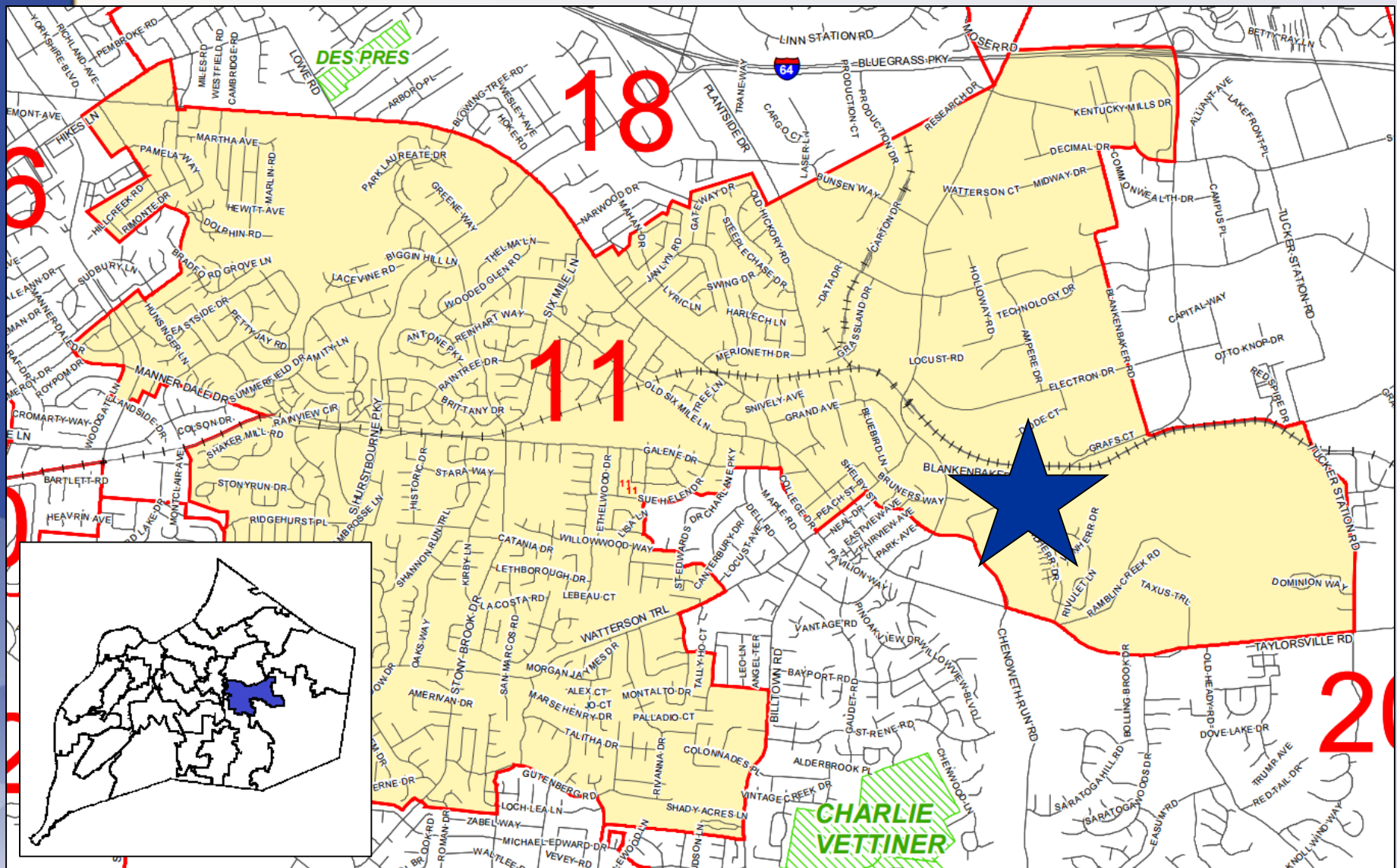


# 19-ZONE-0023

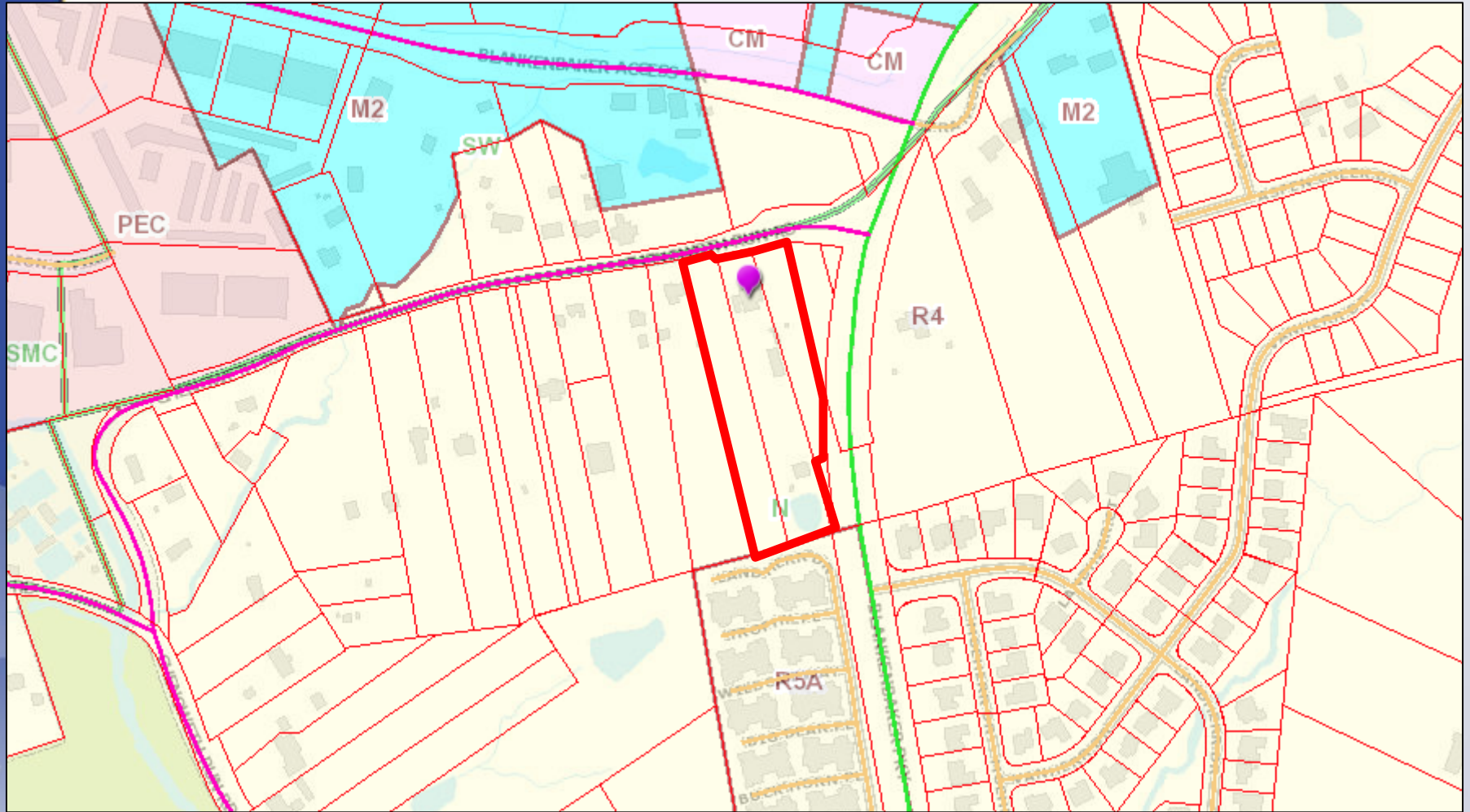
## CHENOWETH RUN ROAD CONTRACTORS SHOP



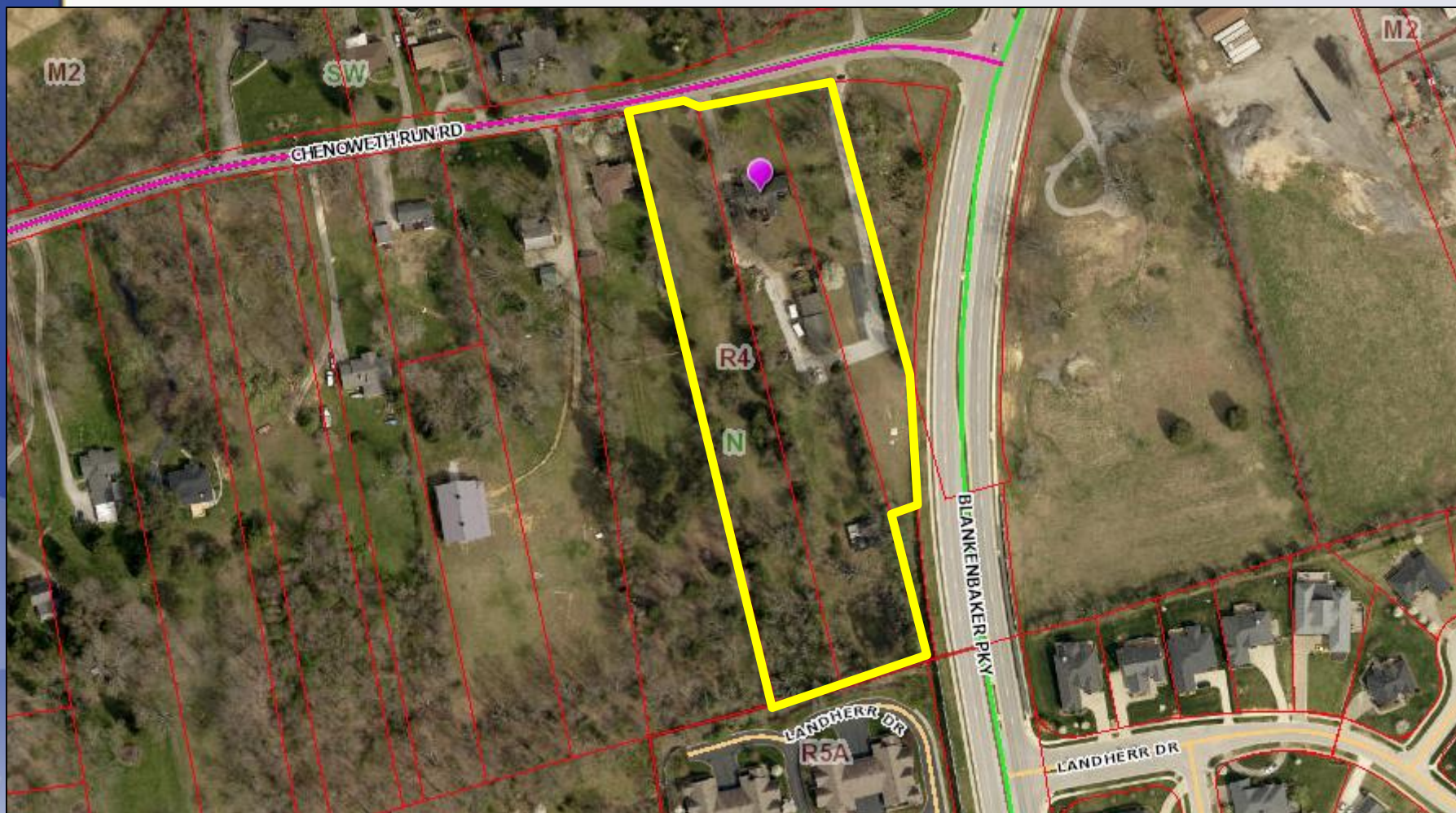
**Planning & Zoning Committee**  
**February 11, 2020**







Existing: R-4/N  
Proposed: C-2/N



Existing: Single Family  
Proposed: Contractor Shop

# Requests

- Zoning change from R-4 Single Family Residential to C-2 Commercial on 4.1 acres
- Waiver from 10.2.4 to allow an existing gravel driveway to encroach into to the required 25' property perimeter LBA
- Detailed District Development Plan with Binding Elements



# Case Summary

- Currently single family/contractors shop
- 3 contiguous parcels
- Enforcement cases 16PM7113 & 18PM7307
- Proposed to rezone to continue use of the contractors shop

# Site Photos-Site Context

View of subject property from Chenoweth Run Road

View from Chenoweth Run Road





# Site Photos-Site Context

View from  
Blankenbaker  
Parkway



View from  
Blankenbaker  
Parkway

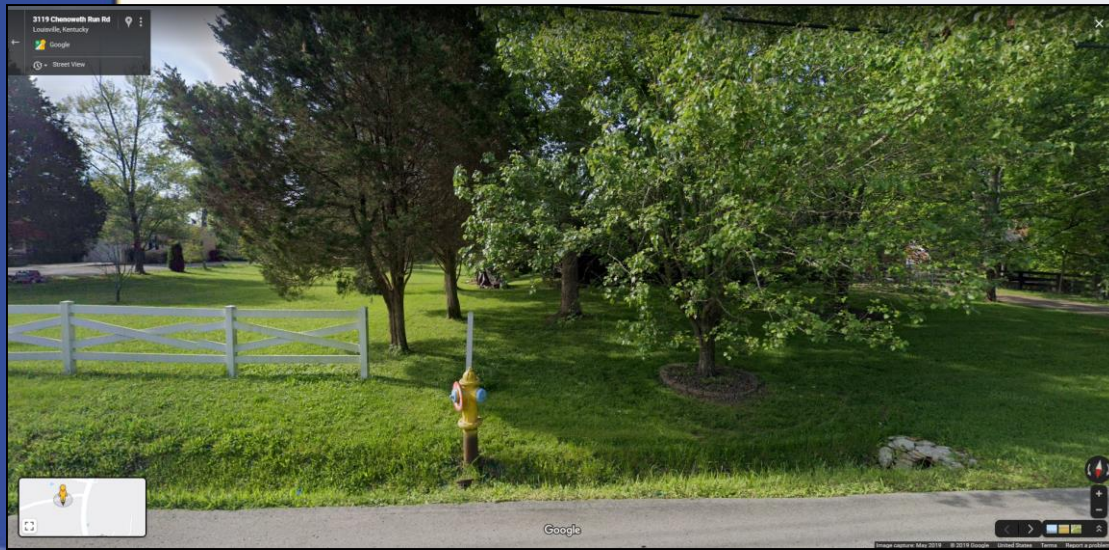


19-ZONE-0023



# Site Photos-Surrounding Areas

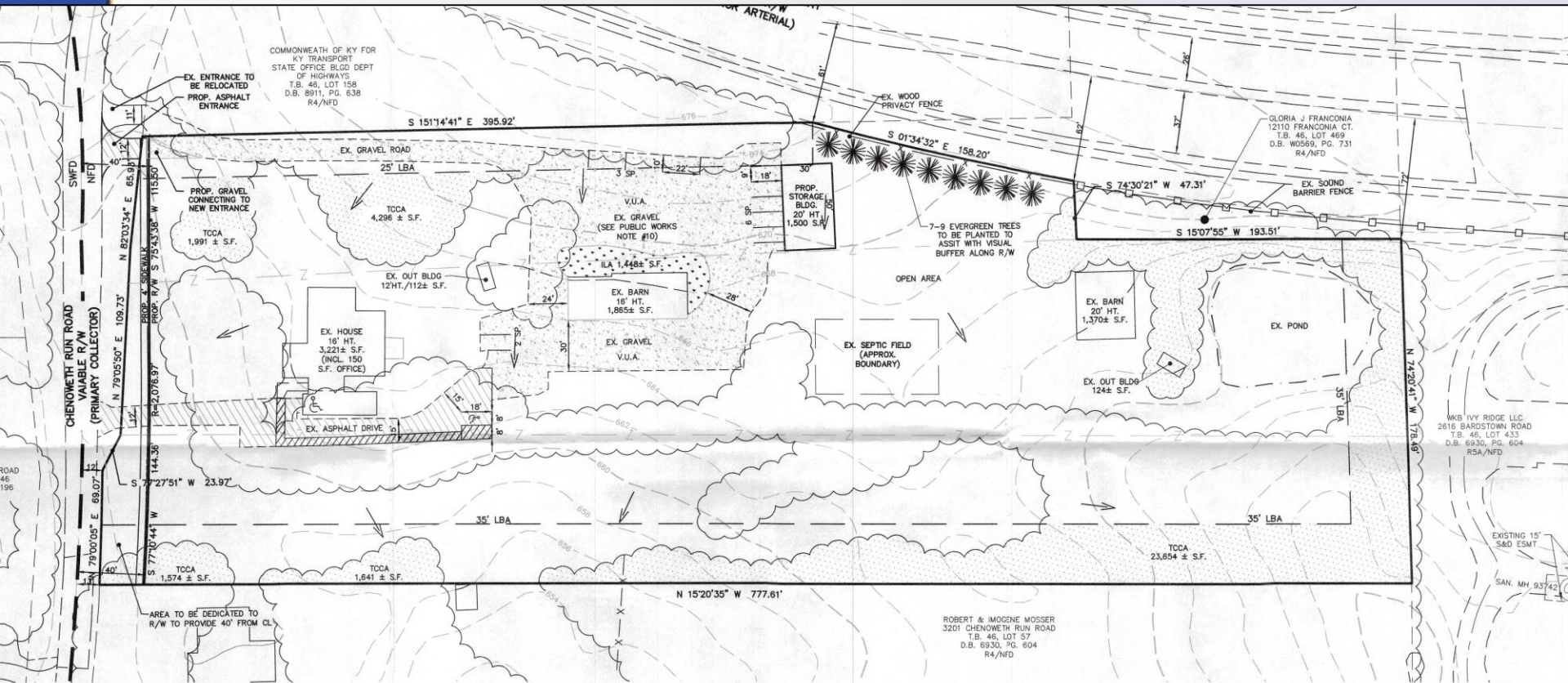
Property west  
on Chenoweth  
Run Road



Property  
across  
Blankenbaker  
Parkway



# Applicant's Development Plan





# Public Meetings

- Neighborhood Meeting held on 4/23/2019
  - 64 people attended the meeting.
- LD&T meetings on 11/14/2019
- Planning Commission public hearing 12/16/2019
  - Eight people spoke in opposition.
  - The Commission recommended denial of the zoning map amendment from R-4 to C-2 by a vote of 6-0 (three members were not present).