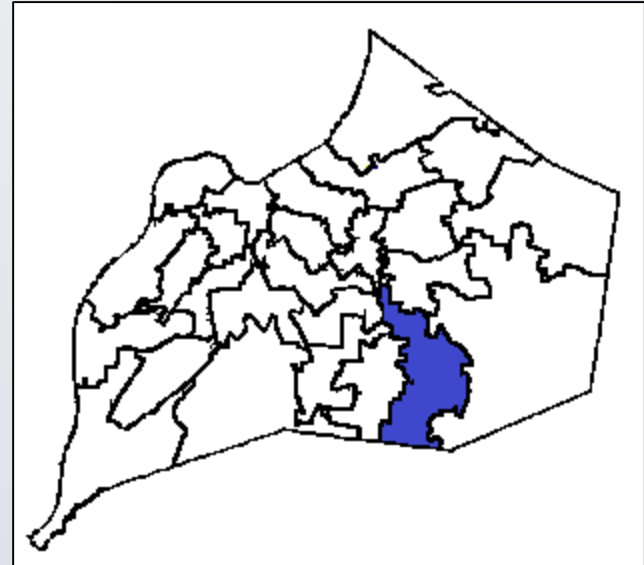
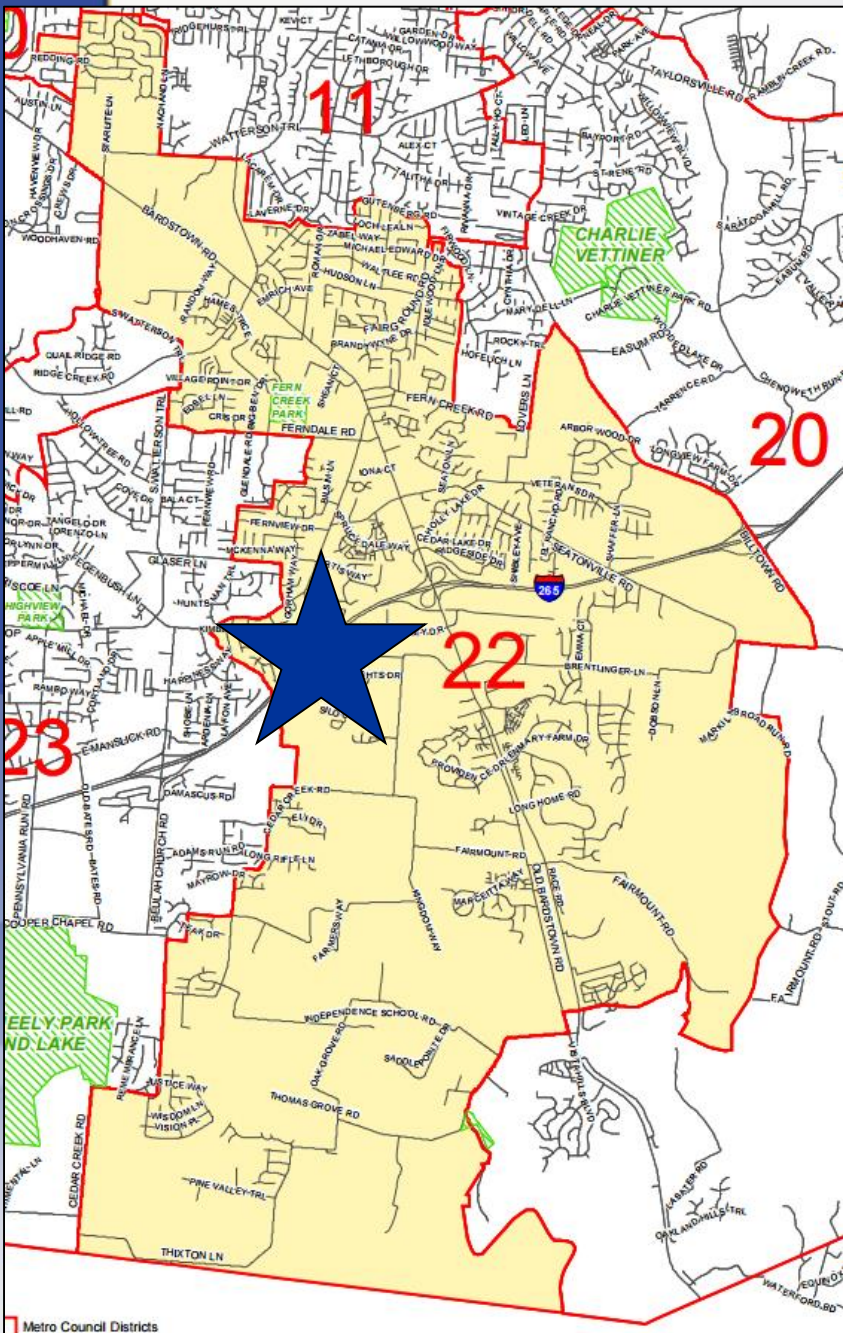


**19-ZONE-0026**

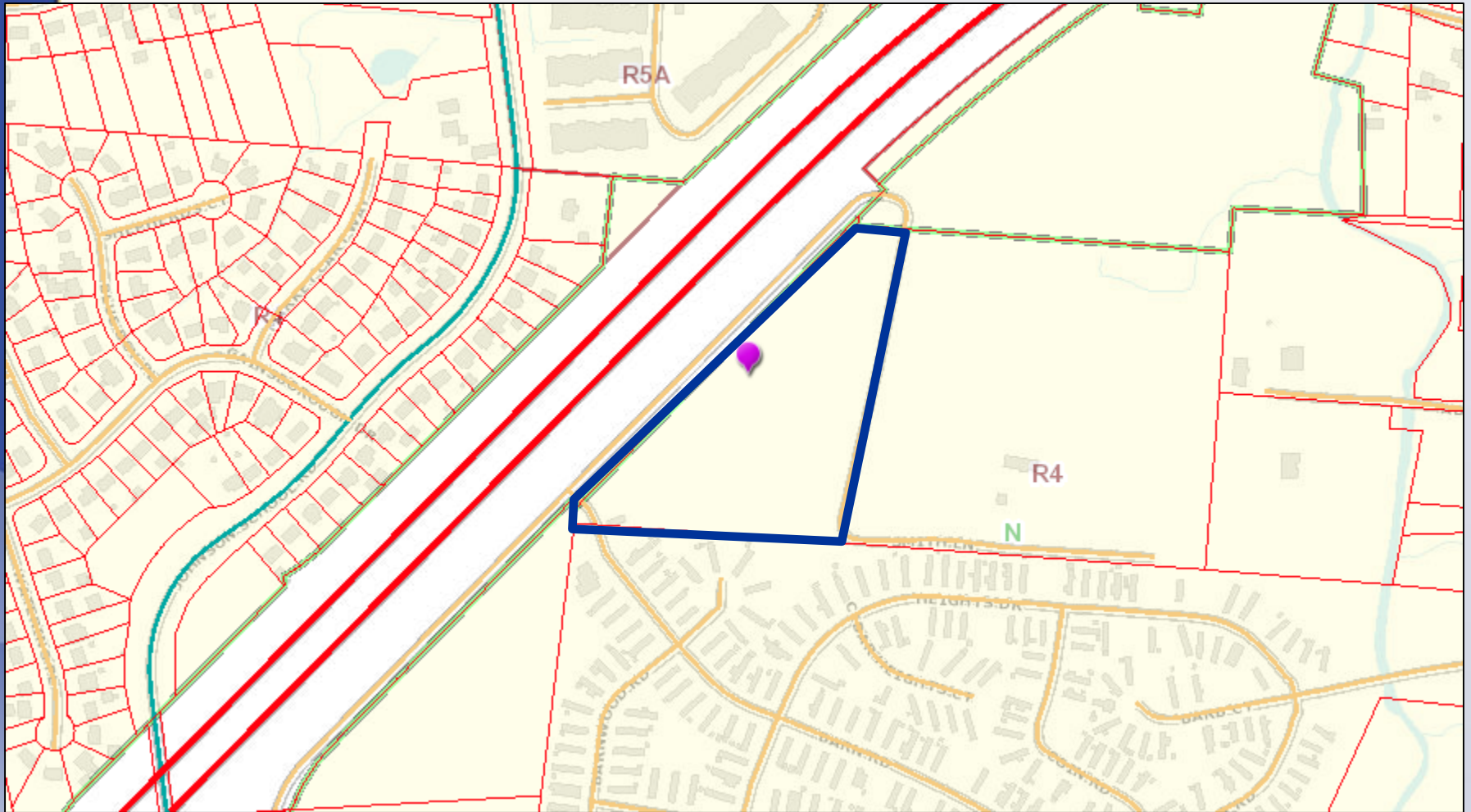
# **CEDAR HEIGHTS SUBDIVISION**



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



**8700 Smith Lane**  
**District 22 - Robin Engel**



Existing: R-4/N  
Proposed: PRD/N



Existing: Vacant  
Proposed: Single Family

# Requests

- Zoning change from R-4 Single Family Residential to PRD Planned Residential Development on 7.93 acres
- Waiver from LDC 7.3.30.E to allow more than 15% of a rear yard to be occupied by a drainage easement
- Detailed District Development Plan with Binding Elements

# Case Summary

- Currently used for athletic fields
- 39 lot subdivision
- Open space requirements met
- I-265 noise barriers

# Site Photos-Site Context

View of subject property from Smith Lane

View from Smith Lane



# Public Meetings

- Neighborhood Meeting held on 6/20/2019
  - Twenty people attended the meeting.
- LD&T meetings on 12/12/2019
- Planning Commission public hearing 1/9/2020
  - No one spoke in opposition.
  - The Commission recommended approval of the zoning map amendment from R-4 to PRD by a vote of 8-0 (one member was not present).